

Date	Time	To	From	Content	Attachments
20180808	8/8/2018		Doug, Bryan	Baldev	Draft Real Estate Ad Packet
20190203	2/3/2019		Doug	Morikawa & Associates	Proposal for Subdivision Electrical Engineering
20190208	2/8/2019		Justin	Doug	Schematic lot layout sent
20190211	2/11/2019		Brandon Murr	Baldev	Confirming notarization of application; Comments on application (1) Private Sewer (2) #5 N/A
20190211	2/11/2019		Baldev	Brandon Murr	Sending Revised Sudv Application
20190322	3/22/2019		Doug	Baldev	Requesting 9 lots to be slightly larger than a 43,560 sf to allow for 2 larger accessory units.
20190403	4/3/2019				EDC Proposal sent to Baldev
20190423	4/23/2019		Doug	Baldev	Sending meets and bounds for roadway and roadway extension.
20190424	4/24/2019		Doug, Angelique	Baldev	Executed EDC Proposal
20190425	4/25/2019		CDF	Baldev	Executed CDF Proposal with title report
20190503	5/3/2019		Doug	Baldev	Request use of attached survey map. Note Property with at back is 476 feet
20190521	5/21/2019				Field Survey by Action Survey
20190605	6/5/2019				Field Survey by Action Survey
20190610	6/10/2019		BG Construction	Doug	Sending Preliminary Construction Cost
20190614	6/14/2019		Doug	BG Construction	Sending Proposal for Ahi Ahi Subdivision
20190619	6/19/2019		Doug, Bryan	Baldev	Update on the Construction Estimate. Reminder to review the slope over neighbor Kathy Rose driveway
20190718	7/18/2019		* Baldev	Angelique	TOPO MAP RECEIVED Sending Topo Survey from Action Survey and Construction Cost from Bryan Funal
20190726	7/26/2019		* Doug	Baldev	EDC LOT LAYOUT - Sending EDC rough draft of lot layout.
20190806	8/6/2019		Baldev	Doug	Suggest adding water lateral in from Kathy Rose Property
201908061321	8/6/2019	1:21 PM	Doug, Justin	Baldev	Missing Topo'ed Area near Kathy Rose property on sudb map. Topo also missing utilities
201908062001	8/6/2019	8:01 PM	Doug, Justin	Baldev	new water lateral in from of Kathy Roser property on the new 8-inch water line
20190820	8/20/2019		Doug	Justin Leisy	Sending Cad file with additional topo
20190906	9/6/2019		Doug	Justin Leisy	Request for meeting
20190910	9/10/2019		Doug and Justin	Baldev	ensure that there is sufficient distance between the lower house leech field and the interior roadway
20190912	9/12/2019		Baldev	Justin Leisy	Sending setback specs for leachfield. Adjustments made to subdv map
20190916	9/16/2019		Baldev, Doug	Justin Leisy	REVISED SUBDIVISION MAP
20190917	9/17/2019		* Baldev, Doug	Justin Leisy	REVISED SUBDIVISION MAP
20190917	9/17/2019		*		REVISED SUBDIVISION MAP
20190919	9/19/2019		Justin	Baldev	Request to please proceed with Prelim Sudv Approval
20190920	9/20/2019	7:07 AM	Doug	Leslie Otani DWS	Currently, under Ordinance 4255, if you subdivide into 2 lots it is possible adjoining roadway improvements could be exempt. However, the existing streets ordinance is currently under review by the County Council so that provision may be deleted. If so, any subdivision that results in additional developable lots would require adjoining roadway improvements.
20190920	9/20/2019	10:57 AM	Doug	Leslie Otani DWS	. It is difficult to predict what the requirements will be for improvements for a building permit without the detailed plans. Here is the MCC section that regulates the roadway requirements: 16.26B.3600 - Chapter 36 added. Improvements to Public Streets.
20190927	9/27/2019		Doug, Angelique	Baldev	Sending Title Rpt for 191 Loha
20191004	10/4/2019		CDF		
20191018	10/18/2019		* Doug	Baldev	RECEIVED FLOOD ZONE CONFIRMATION FROM COM
201910181433	10/18/2019	2:33 PM	Doug, Brandon	Baldev	Email confirming CDF submitted for Preliminary Sudv Approval
20191022	10/22/2019		Doug	Brandon Murr	Fwd Paul Critchlow comments: The Pukalani Expansion is covered in Chapter 8, on some of the pages between 8-39 and 8-42. A subdivision triggers compliance with this document which will likely involve County Counsel approval to change the State District and possibly the county zoning and/or community plan depending on the exact proposal. If you do not do a subdivision, then you can do the uses allowed by both county R-3 and State Agriculture.
20191120	11/20/2019		Ann Cua	Angelique	Confirming any planned subdivision within a "planned growth area" needs to be consistent with the directed plan growth. A Maui Pan Amendment would be needed to remove this parcel from the expansion growth area.
201911211034	11/21/2019	10:34 AM	Doug, Angelique	Baldev	Update and request for a meeting. Baldev will be calling DWS to discuss the water meters
201912211537	12/21/2019	3:37 PM	Doug, Angelique	Baldev	Baldev spoke to Derrick Takahashi DWS who indicated that the sudv cant get any addtnl water meters.
20200103	1/3/2020		Doug	Baldev	DWS confirmed no additional water available for a more dense area. Request to follow up with Planning with this info
20200109	1/9/2020		Brandon Murr	Baldev	Fwd email from DWS reconfirming that the property is not eligible for more water meters
20200114	1/14/2020		Brandon	Paul Critchlow	RECEIVED REVISED FLOOD ZONE CONFIRMATION FROM COM

20200114	1/14/2020		*	Brandon	Paul Critchlow	Planning comments - subdv must provide connectivity to larger lots; and park/ open space -- Planning informed of DWS Comments - No additional water meters, beyond the nine reserved water meters and the one existing water meter, are available at this time. Per MCC 14.13, additional water service in the Upcountry system must be from the Upcountry meter list, and TMK 2-3-011:004 is not on the Upcountry meter list. Further, there shall be only one meter installed/assigned to each subdivided lot.	UPDATED Flood Zone Confirmation
202001152359	1/15/2020	11:59 PM		Doug, Baldev, Justin	Brandon Murr	REVISED SUBDIVISION MAP Verbal DSA Comment on cul de sac over 500'	19-056 SUBDIVISION MAP 09.17.19
20200115	1/15/2020	10:27 AM		Doug	Brandon Murr	Sending updated Flood Zone Confirmation / Also please request meeting	Zoning & Flood Signed (New)
20200117	1/17/2020					Request from Angelique (EDC) to Paul Critchlow, Plannin to discuss Subdivision	
20200123	1/23/2020					Meeting with Paul Critchlow, Planning (Doug ans Baldev)	
20200209	2/9/2020			Paul Critchlow & Shelly Kan Hai	Brandon Murr	Please see emails below regarding the limited water service at 165 Loha Place, Kula, HI 96790. Based on the meeting between Baldev Singh (owner), Doug Gomes (Engineer) and Michele on December 30, 2019, it is our understanding that the subdivision land use will now be considered consistent, based on this limited service from the Department of Water Supply. Are you all able to issue us a new Zoning and Flood Form to reflect this information? Let me know if there is anything else you need on our end.	Zoning & Flood Signed
20200311	3/11/2020			Doug, Angelique	Baldev	re: longer entrance roadway prelim map to meet with Paul Critchlow	
20200311	3/11/2020			Doug	Angelique	Email checkign to see if Planning Dept taking meeting due to Covid	
20200708	7/8/2020			Doug, Angelique	Paul Critchlow	Paul commenting on proposed subdivision advising we work through Michele McClean; Meetings are via conference; requestin latest Subdv Map	
202008131116	8/13/2020	11:16 AM		Kurt Watanabe, Planning	Doug	Provide two possible subdivision layouts for comment	Sudv Layout; Exist Topo; Sudv Layout 690; sudv layout 500
202008131255	8/13/2020	12:55 PM		Doug	Kurt Watanabe, Public Works	Public Work email Comment: Max cul-de-sac road length is based more on a Fire Department requirement than a Public Works one, so my recommendation would be for you seek MFD's input as they may have additional requirements in order to allow any lengthening beyond the maximum 550' (per MCC 18.16.130). At this point, our Dept. would not entertain any design exception request on this matter without MFD's input and also without an explanation of why/how the standard 550' maximum length will negatively impact the subdivision	
202008131403	8/13/2020	2:03 PM	*	Kurt Watanabe, Planning	Doug	Agree to request MFD Paul Haake Input	
20200813	8/13/2020			Doug	Baldev	RE: Comments recv'd from Kurt Watanabe re: short access road	
202008131447	8/13/2020	2:47 PM		Doug	Baldev	baldev in receipt of wrong 690 Ft Cul de Sac Map version. Please send correct version	
202008131401	8/13/2020	2:01 PM		Doug	Baldev	Problem with Short access road in allow back lots to encroach on proposed road AND makes back lots unatenable because of the crossing over a rock ledge	
202008131516	8/13/2020	3:16 PM		Doug	Baldev	Additional Note: Longer cul de sac would allow MFD closer access to each lot in lieu of long driveways	
20200814635	8/14/2020	6:35 AM		Doug, Angelique	Baldev	Standard Communication with COM and Sudv Layout 1. The county requires a set aside for Open Space and set aside for a possible future road. 2. The current 690 ft subdivision cul de sac allows for connection to that future roadway set aside while a shorter 550 ft cul de sac does not. (Note at the 550 ft intersection my neighbor Colin Chun's Green houses will be in the way of a future intersecting road). 3. It will be much safer and convenient for fire trucks to service the back lots and connect with a possible future roadway with a 690 ft cul de sac. 4. A shorter cul de sac requires that the back lots have unduly long narrow driveways making their access cumbersome and less safe. 5. There is a large rock formation that will have to be disturbed at additional environmental and financial cost to access one or more of the back lots. 6. If the 690 ft cul de sac is counted towards the County's Open Space requirement I think we get close to meeting all requirements. 7. This is a sensible, community sensitive Subdivision design.	
20200914	9/14/2020			Baldev	Doug	Draft email to MFD	sudv Layout 750'
20200914	9/14/2020			Doug	Baldev	Comments from Baldev on draft MFD email	
20200915	9/15/2020			Paul Haake, MFD	Doug	Review input on Cul De Sac and proposed sudv layout	
20201014931	10/14/2020	9:31 AM		Baldev	Doug	Suggest request mtg with Planning Director, Michelle McLean discuss proposed revised layout	
20201014900	10/14/2020	9:00 AM		Paul Haake, MFD	Doug	Response Email - Sent requested Sudv File #	
20201014	10/14/2020			Doug	Baldev	Comments from Baldev on draft MFD email	
20201015	10/15/2020			Angelique	Michele McLean	Requestiong revised sudvision map	
20201020	10/20/2020					Revised Subdivision Layout submitted to Planning for review	

20201024	10/24/2020		* Doug	Paul Haake MFD	Our office would have no issue with either design of the proposed cul-de-sac. Our office will not have any issue with the longer cul-de-sac if Subdivisions allows it; in fact it looks to be a better design if the future road is to be installed at a later date.	
20201028	10/28/2020		Michele McClean, Planning Dept	Doug	Response Email - Comments 1. Road reserve as a separate lot 2. 20% open space	
20201028	10/28/2020		* Angelique	Michele McLean	1. The road reserve should be a separate lot(s) and not an easement. This can be a reserve strip or street plug under MCC 18.04.320 or 450. If/when the time comes for this to be built, it will make it a lot easier than dealing with encumbrances on three private lots. 2. The Open Space requirement in the Maui Island Plan is 20%, or approximately 2.23 acres. The road reserve (lot) and the perimeter open space lots can count toward this, which currently total 1.66 acres, so another 0.5 acres or so can be added. Also, on the plat, the notes should indicate that the open space perimeter lots are for shared use (pedestrian/bike) access to adjacent lots.	
20201118	11/18/2020		Doug, Angelique	Baldev	Addressing Michele McClean (10/28/20) to meet her requirement: 1. I added all the excess square footage of the individual lots above one acre and it added up to 4560 sq. feet or 0.10468 acres. 2. I calculated the square footage if the access road was 500 ft long (as per usual road length) 44ft X 500ft = 22,000 sq ft. 3. I subtracted this 22,000 sq ft from the sq footage of the longer road (preferred by the Fire Department) 38,854-22,000= 16,854 sq ft or 0.3869146 acres of area that should be counted towards the Open Space requirement since we are given it up, improving it and it will abutt the future roadway set aside. This added to the 0.10468 acres above equals 0.491594 acres. Which is essentially, the additional half acre of Open Space requested by Michelle. 4. All the other requirements Michelle has in her email are fine and we can comply with those.	
20201221	12/21/2020		Doug, Angelique	Baldev	Confirming receipt of latest iteration of subdivision design with reduction of lots	
20201221	12/21/2020		Angelique	Michele McLean	Commented on Subdivision Map: The open space lots and configurations look good. However, Lots 6, 7, 8 and 9 are less than one acre, which is the minimum lot size in the State Agricultural District. These need to be at least one acre, or a State Special Permit can be obtained.	
20210120	1/20/2021			Michele McLean	Email - Planning Dept. would support State Special Use Permit application given that the property is community planned and zoned residential	
20210121	1/21/2021		Michele McLean, Angelique	Paul Critchlow	Special Use Permit procedures. Special Use Permit can be submitted in tandem with Subdivision Application	
20210205	2/5/2021				AIS Archeologist Proposal	
20210302	3/2/2021				Executed AIS Proposal	
20210315	3/15/2021		ALL	Baldev	Fwd email from Archeologist who is checkign to see if we received comment ltr from DSA/ SHPD	
20210319	3/19/2021		Baldev, Doug, Angelique	Andree Kapoi, Archeologist	Trench Specifications testing and communications with SHPD	
20210320	3/20/2021		Andree Kapoi, Archeologist	Baldev	Excution of AIA Contract with Archeologist	Archeologist Agreement Executed
20210324	3/24/2021		* Doug, Justin, Angelique	Baldev	REVISED SUBDIVISION MAP Baldev has reviewed the prelim subdiv map. Question should the Roadway Set in front of lots 7, 8, 9 be labelled?	19-056 SUBDIVISION REV 02.09 MAP 03.24.21
20210324	3/24/2021		Doug, Angelique, Andree	Baldev	Archeologist has indicated that SHPD to likely require test trenches where utilities are to go. Proposed Trench layout sent	Ahi Ahi Archaeological Trench Draft layout 1
20210326	3/26/2021		* Justin	Doug	Request revisions to preliminary subdivision plan	Ahi Ahi Plan Change 3-26-2021
202103261315	3/26/2021	1:15 PM	Baldev, Doug, Angelique	Andree Kapoi, Archeologist	Trench Specifications 4' D and 2' W	
202103261317	3/26/2021	1:17 PM	Baldev, Doug, Angelique	Andree Kapoi, Archeologist	Acknowledgements	
20210329	8/26/2019		* Doug	Justin Leisy	Sending pdf file with additional topo	19-056 SUBDIVISION REV 02.09 MAP 03.29.21
20210320	3/30/2021		* All	Justin Leisy	REVISED SUBDIVISION MAP	19-056 SUBDIVISION REV 02.09 MAP 03.30.21
20210505	5/5/2021		Doug	Justin Leisy	Sending requested Revised Subd Map	19-056 SUBDIVISION REV 02.09.21 FOR CLIENT.dwg
20210604	6/4/2021		Doug and Angelique	Baldev	Requesting status of Special Use Permit Application	
20210702	7/2/2021		* Doug	Brandon Murr	Sending DSA Checkset on Prelim Map and Comments Ltr	2021-04-21 DSA comments, Redline prelim. Plat
20210719	7/19/2021		CDF	Baldev	Trying to contact CDF	
20210723	7/23/2021		Baldev	Brandon Murr	Confirming Subdv Plat resubmitted to DSA 7/23/21	
20210806	8/6/2021		* Doug	Justin Leisy	Questions on revising subd Map: need to remove the driveway to Lot 5-B-5 so there are no questions as im sure we don't want an easement there and that driveway will be abandoned. Is that correct? Also I have labeled Lots 14 and 15 as open space but I thing they will need to be designated as roadway otherwise lots 6-8 will be "landlocked". The ROW is actually 40' wide with Lot 5-c so we should be good there.	2021-08-05 DSA Redlines, 2021-04-21 DSA comments, 19-056 SUBDIVISION REV 02.09 MAP 08.06.21
20210806	8/6/2021				REVISED SUBDIVISION MAP	19-056 SUBDIVISION REV 02.09 MAP 08.06.21
20210811	8/11/2021		Brandon	Justin Leisy	REVISED SUBDIVISION MAP	19-056 SUBDIVISION REV 02.09 MAP 08.11.21
20210813	8/13/2021		Doug	Justin Leisy	Sending revised Topo Map pdf/ cad	21-092 TOPO MAP 08.13.21, 21-092 FOR CLIENT 08.13.21.dwg
20210813	8/13/2021		Justin Leisy	Brandon Murr	Requesting update addressing DSA Comments 2-5	

20210816	8/16/2021		Justin, Brandon	Baldev	Requesting status of submitted revise application	
20210816	8/16/2021		Brandon, Justin	Baldev	Checking on status of resubmission	
20210817	8/17/2021		Brandon Murr	Justin Leisy	responses to DSA comments 2-5	
	9/2/2021					
20210910	9/10/2021		Brandon Murr	Baldev	has revised application been submitted to County	
20211101	10/1/2021		* Baldev, All	Brandon Murr	Sending DSA Comments on Sudv Application	2021-09-13 DSA Comments
20211007	10/7/2021		* Doug, Baldev, Justin	Brandon Murr	Sendign DSA prelim plat map check set	DSA MAP CHECKSET 2.3383 prel plat_dsa ck st_090221
20211008	10/8/2021		Doug, Justin	Brandon Murr	Justin - requesting mtg with Doug; Doug - Question Any luck reaching Aric to discuss future road extension	
20211008	10/8/2021				REVISED SUBDIVISION MAP	19-056 SUBDIVISION REV 02.09 MAP 10.08.21
20211014	10/14/2021		* Colin Chun	Baldev	REVISED SUBDIVISION MAP	19-056 SUBDIVISION REV 02.09 MAP 10.14.21
20211108	11/8/2021		Doug, Justin	Brandon Murr	Checking Status	
20211109	11/9/2021		Brandon Muss; Justin Leasy	Doug	PUBLIC WORK COMMENTS ARIC on Lot 5-C subdivision not being finalized. Lot 5C to serve as a roadway widening lot; Cul de sac lengthening	Lot boundaries; TMK Map M23011
20211111	11/11/2021		* Brandon Muss; Justin Leasy	Doug	Public Work comment on Lot 5-C subdivision not being finalized. Lot 5C to serve as a roadway widening lot; Cul de sac lengthening	
20211111	11/11/2021		Doug	Justin Leisy	Questions about Aric McIntire comments re: Lot 5-C subdv not being finalized	
20211116	11/16/2021		* Doug	Aric McIntire, DSA	DSA Check Set and Comments	2.178 - 1962; 2.1526; 223011003 RPA file; DSA REVIEW 2.3383 prel plat_dsa ck st_090221
20211118	11/18/2021		Doug	Baldev	Addressing and Response to Aric McIntire Comments from email dated 11/17/2021	
20211124	11/24/2021		Baldev	Angelique	Requesting help with Title Report; Searching for information on Lot 5C	Preliminary Report-201921161; Prebill-201921161; Privacy Act-201921161
20211130	11/30/2021		Baldev	Doug	Requesting notary of Letter of Authorization	Ltr of Auth Subv Job 19531 11-29-2021
20220105	1/5/2022		Doug	Brandon Murr	Sending most recent Cad file	19-056 SUBDIVISION FOR EDC
20220126	1/26/2022		Dave Jorgensen	Doug	Initial preparation of Easement - Information to prepare Easement Document to allow access over Lot 5C	2.178 - 1962; 2.1526; 2.3383 prel plat_dsa ck st_090221; 19-056 SUBDIVISION REV 02.09 MAP 08.11.21; 2021-04-21 DSA comments; 2021-09-13 DSA Comments; 223011003 RPA file; LOT 5-C, PHILLIPS ESTATE SUBDIVISION; TMK 2nd 2 3 011 004
20220225	2/25/2022		David Jorgensen	Aric McIntire, DSA	Info on Phillip Estates Sudv	2.1526 phillips estate; 2.3383 prel plat_dsa ck st_090221; 223011003 RPA file; original subdivision for 5-C; phillips 1962; phillips Check Set
20220303	3/3/2022		Dave Jorgensen	Doug	Comment on Easement Document: Reference to use easements; for the purpose of roadway	
20220305	3/5/2022		Baldev, Doug, Angelique	David Jorgensen	Revised Easements	Access and Utility Easement - Loha Prop (DJ clean 03-05-22); Access and Utility Easement - Chun (DJ clean 03-05-22)
20220305	3/5/2022		Dave Jorgensen	Baldev	Access Easement. Clarifyin Manager/ Owner of Loha Properties	Access and Utility Easement - Loha Prop (DJ clean 03-05-22); Access and Utility Easement - Chun (DJ clean 03-05-22)
20220311	3/11/2022		Baldev, Doug, Angelique	David Jorgensen	Revised Easements. Suggest review by Aric McIntyre prior to recordation	Access and Utility Easement - Chun (DJ clean 03-05-22); Access and Utility Easement - Loha Prop (DJ clean 03-11-22)
20220312	3/12/2022		Doug, Dave	Baldev	Revised Easements for review. Request revision to Loha Easement....need to incl location of mailboxes & trash	Access and Utility Easement - Chun (DJ clean 03-05-22); Access and Utility Easement - Loha Prop (DJ clean 03-11-22)
20220426	4/26/2022		Baldev, Doug, Kieven	Andree Kapoi, Archeologist	Acknowledge waitign for permit application and process of SHPD after submitted	
20220426	4/26/2022		Kieven	Baldev	Re: Baldev setting up MAPPS Account	
20220511	5/11/2022		ALL	Baldev	Sending executed easement agreements - Request to Brandon to submit for revised prelim subdv approval.	Singh.Rose.Schmitt Notarized Easement
20220512	5/12/2022		* Baldev, Doug, Angelique	David Jorgensen	Confirming that Aric McIntyre has reviewed and easement docs are ready for recording.	
20220516	5/16/2022		JD	Brandon Murr	Sending Agrmnt from Baldev re: odd roadway parvel. Please coordinate with prelim Map	Singh.Rose.Schmitt Notarized Easement
20220603	6/3/2022		* Brandon Murr	Aric McIntire	Aric DSA commenting on easement documents.	Singh Notarized Easement, Singh - Chun and Loha Prop Easements
20220603	6/3/2022		Brandon Murr	Aric McIntire, DSA	Comments on Chun and Loha Easements	Singh - Chun and Loha Prop Easements; Singh Notarized Easement
20220603	6/3/2022		Brandon Murr	Aric McIntyre	Comments on Easement. Not likely to pass BOC	Singh Notarized Easement; Singh - Chun and Loha Prop Easements
202206061351	6/6/2022	1:51 PM	Doug	Brandon Murr	Fwd Aric DSA Comment - Easement Doc ready for recording. Requesting copy of signed easementdoc for parcel 003 & 004	Singh - Chun and Loha Prop Easements
20220606836	6/6/2022	8:36 AM	Brandon Murr	Aric McIntire	Email Response - Please upload easement CHUN & LOHA to Mapps after recording with BOC	Singh - Chun and Loha Prop Easements
20220606811	6/6/2022	8:11 AM	Aric McIntire	Doug	Question - upload easement CHUN & LOHA to Mapps after recording with BOC	Singh - Chun and Loha Prop Easements
20220607	6/7/2022		Doug	Brandon Murr	Update that easement documents were submitted to BOC 3 weeks prior	
20220707	7/7/2022		Doug, Justin	Bo Kim CDF	Update - Cad file will be sent to Doug for his review.	
20220708	7/8/2022		Doug	Bo Kim CDF	Sending Cad to Doug for him to indicate area requiring topo	
20220712	7/12/2022		Doug	Bo Kim CDF	Question? are there utilities? Will Sudv be tying into existing easement W-1	
20220715	7/15/2022		Doug	Justin Leisy	Fwd Latest DSA checkset 11/16/2021	19-056 SUBDIVISION REV 02.09 MAP 10.08.21, 2.3383 prel plat_dsa ck st_090221
20220718	7/18/2022		Doug, Kieven	Baldev	Draft CCrs	Declaration of Covenants, Conditions and Restrictions 2
20220722	7/22/2022		Justin	Doug	DSA Comments on prelim plat re: open space and cul de sac	2.3383 prel plat_dsa check set 090221
20220802	8/2/2022		Doug, Baldev	Bo Kim CDF	Sending Cad and pdf file of Topo	22-087 TOPO MAP
20220824	8/24/2022		Doug	Bo Kim CDF	Sent Subdivision Map	19-056 SUBDIVISION MAP REV 24AUG22
20220825	8/25/2022		Doug	Bo Kim CDF	Sending Checklist for Subdivision Prelim Plats	19-056 Checklist For Subdivision Preliminary Plats_SIGNED
20220923	9/23/2022		Baldev	Bo Kim CDF	Confirming meeting and sending stamped map asap	

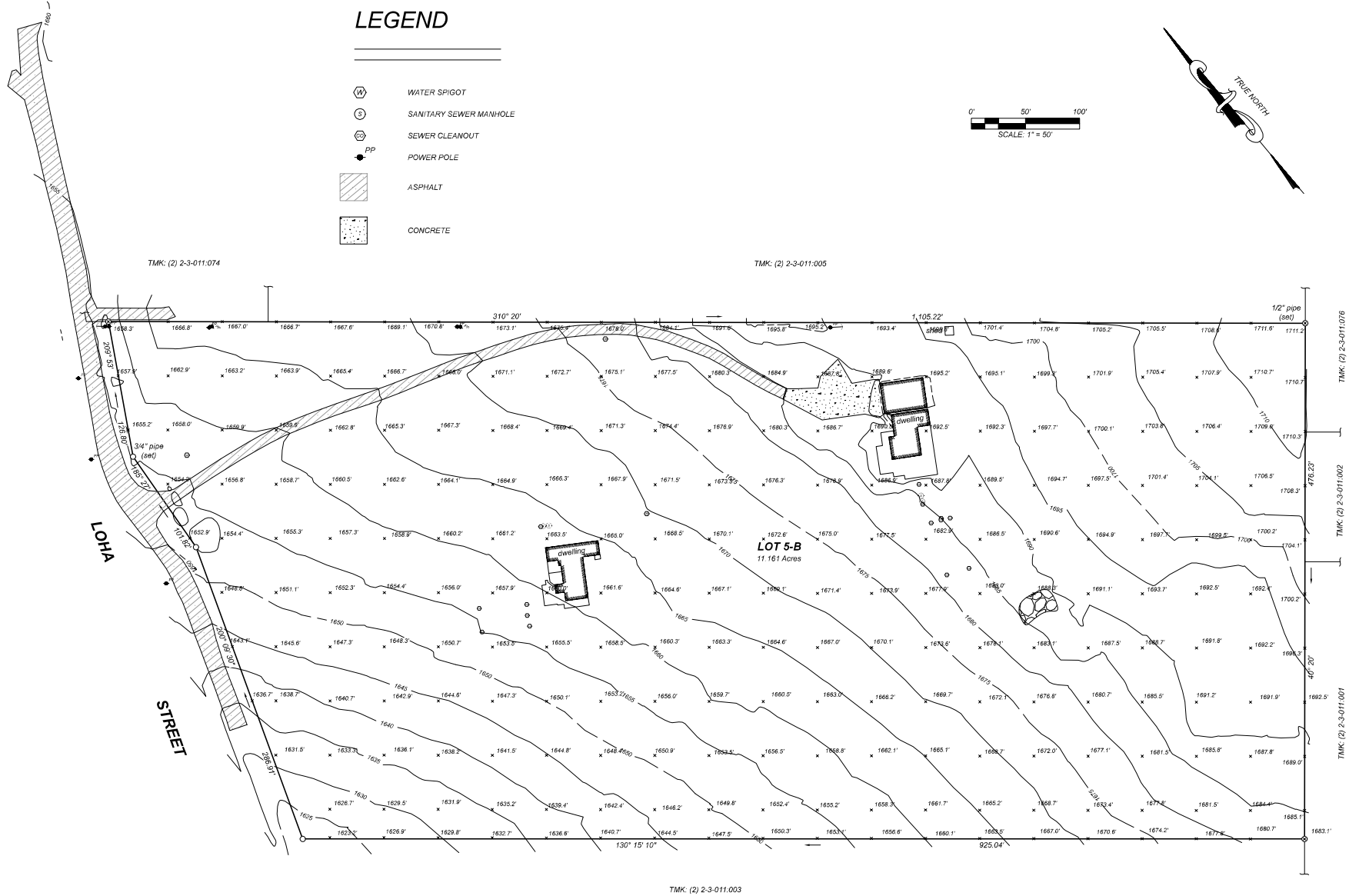
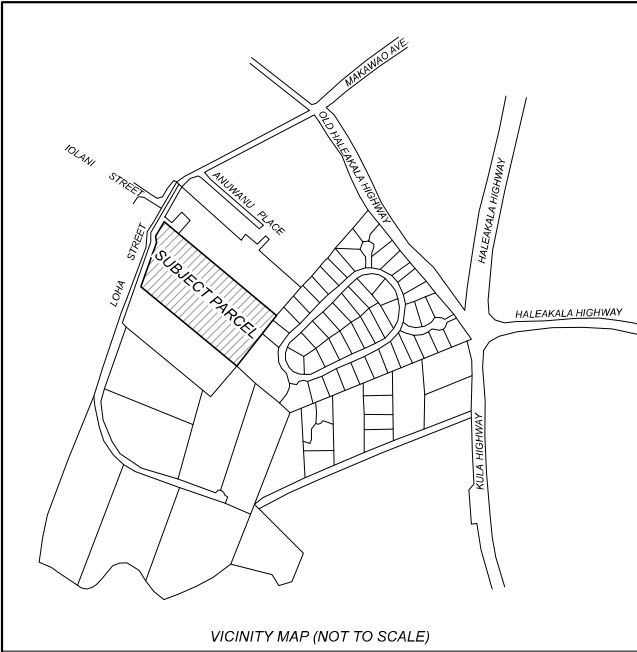
202209271744	9/27/2022	5:44 PM	Doug	Baldev	Sending Copy of DWS Request for Extension Letter	request for extension to install water service Helene Kau
20220927950	9/27/2022	9:50 AM	Bo Kim	Baldev	Requestion to expedite stamped docs from Les Lau	
20220927	9/27/2022		Doug	Bo Kim CDF	Sending Revised Checklist for Subdivision Prelim Plats AND Preliminary Plat Map	19-056 SUBDIVISION REV 09.19 MAP 09.27.22, 19-056 SUBDVN CHKLT 27SEPT22
20220929	9/29/2022		Doug, Kieven	Baldev	Baldev confirming he sent out the DWS Ltr for extension	
20220310	10/3/2022		Bo Kim	Baldev	Baldev confirming . Bo emailed Aric revised preliminary sudv map. MAPPS would not allow upload	
20221003	10/3/2022		Doug, Baldev	Bo Kim CDF	Update - MAPPS not allowing upload. Emailing Aric directly	
20221004	10/4/2022		Doug, Baldev	Bo Kim CDF	Update - MAPPS not allowing upload. Emailing Aric directly	
20221005	10/5/2022		Brandon Murr	Baldev	Sendign Notarized Subdivision Application	Subdivision Authorization
20221006	10/6/2022		Doug, Doug	Bo Kim CDF	Update - Waiting on MAPPS and LUD Zoning. Once complete Aric can begin reviewing.	
20221020	10/20/2022		All	Brandon Murr	Sending attached DSA comments	2022-10-19 DSA Check Set
20221103	11/3/2022		* Baldev	Doug	REVISED SUBDIVISION MAP" addressing DSA chk set 090221	19-056 SUBDIVISION REV 09.19 MAP 11.03.22
20221103	11/3/2022				DWS Filing of Notive of Appeal	
20221109	11/9/2022		Doug	Baldev	Sending Copy of 12-mo extension to install Water Meters	DWS Appeal for Extension
20221117	11/17/2022		Brandon Murr	Baldev	Acknowledging will order title report as requested by County	
20221117	11/17/2022		All	Brandon Murr	MAPPS COM Comments: requesting updatd Title Rpt and recorded access wasement doc	
20221118	11/18/2022		Brandin Murr	Kieven	Recorded Easement Documents regarding Lot 5C	DOC_82010557_ROSE; DOC_82010558_CHUN
20221118	11/18/2022		Brandon Muss; Justin Leasy	Kieven	Recorded Easement Documents regarding Lot 5C	DOC_82010557_ROSE; DOC_82010558_CHUN
2022118859	11/18/2022	8:59 AM	Baldev	Brandon Murr	DSA Comment - requestingg recorded access easement	
20221129	11/29/2022		Brandon Murr	Baldev	Sending requested Title Report for 165 Loha	
20221130	11/30/2022		Doug	Baldev	Sending Deed	FHAW122202723 TAXES, FHAW122202723 VESTING DEED, FHAW122202723 ASSESSOR MAP
20221130	11/30/2022		All	Brandon Murr	Confirming everything uploaded to MAPPS	
202212081346	12/8/2022	1:46 PM	Doug, Angelique, Kieven, Dave Jorgensen	Baldev	Upcoming Hearing - Appeal to DWS	22-03 Feb. Pre-Hearing Schedule
20221208	12/8/2022		Doug, Dave	Baldev	Sending Copy of DWS Ltr sent re: request for appeal	request for extension to install water service Helene Kau
20221209	12/9/2022		* Doug	Paul Critchlow	NEW PLANNING COMMENTS 1) A District Boundary Amendment (DBA) will be required if you want any developable lots to be less than the state agriculture minimum of one acre, such as Lots 6, 7, 8, & 9. 2) Sorry, instead of having the open space be around the perimeter, all of the open space area (20%) needs to be combined into a single area on the Loha Street side of the property to be used as a park (this is called for in the Maui Island Plan). 3) Jordan found a way for the connector roadway (your Lots 14 & 15) to be 22 feet wide instead of the 44 feet, which should help some.	
20221213	12/13/2022		Paul Critchlow	Doug	Requesting a meeting to discuss new Planning Dept Comments	
20221215	12/15/2022		Doug	Paul Critchlow	Jordan's secretary will reach out with meeting time.	
20221220	12/20/2022		Doug, Dave	Baldev	Forwarding article re: problems with COM permitting process.	
20221229	12/29/2022		Doug, Dave	Baldev	Sending Draft timeline; Doug and Baldev to revise the subdv lot as per Paul Critchlow DSA latest comments.	
20230103	1/3/2023		Dave Jorgensen	Baldev	Request for Meeting after Timeline complete	
20230103	1/3/2023		Doug, Dave	Baldev	Attached Singh Subdivision Timeline	Singh Subdivision Timelime

<u>Exhibit Number</u>	<u>Date</u>	<u>To</u>	<u>From</u>	<u>Description</u>
20190718	7/18/2019	BV	AR	19-056 MAP DRAFT 071119; Ahi Ahi Preliminary Const. Cost Estimte pg1 and 2
20190726	7/26/2019	DG	BS	rough draft layout
20190917	9/17/2019	BV, DG	JL	19-056 SUBDIVISION REV MAP 09.16.19
20190917	9/17/2019			19-056 SUBDIVISION REV MAP 09.17.19
20191004	10/4/2019			
20191018	10/18/2019	DG	BS	
20191022	10/22/2019	DG	BM	Maui Island Plan
20200114	1/14/2020	BM	PC	UPDATED Flood Zone Confirmation
20200115	1/15/2020	DG, BV, JS	BM	19-056 SUBDIVISION MAP 09.17.19
20200209	2/9/2020	PC, SK	BM	Zoning & Flood Signed
20200708	7/8/2020	DG, AR	PC	
20200813	8/13/2020	DG	KW	
20201024	10/24/2020	DG	PH	
20201028	10/28/2020	AR	MM	
20201221	12/21/2020	AR	MM	
20210324	3/24/2021	DG, JL, AR	BS	19-056 SUBDIVISION REV 02.09 MAP 03.24.21
20210326	3/26/2021	JL	DG	Ahi Ahi Plan Change 3-26-2021
20210329	8/26/2019	DG	JL	19-056 SUBDIVISION REV 02.09 MAP 03.29.21
20210320	3/30/2021	All	JL	19-056 SUBDIVISION REV 02.09 MAP 03.30.21
20210702	7/2/2021	DG	BM	2021-04-21 DSA comments,Redline prelim. Plat
20210806	8/6/2021	DG	JL	2021-08-05 DSA Redlines, 2021-04-21 DSA comments, 19-056 SUBDIVISION REV 02.09 MAP 08.06.21
20210811	8/11/2021	BM	JL	19-056 SUBDIVISION REV 02.09 MAP 08.11.21
20211101	10/1/2021	All	BM	2021-09-13 DSA Comments
20211007	10/7/2021	DG, BS, JL	BM	DSA MAP CHECKSET 2.3383 prel plat_dsa ck st_090221
20211014	10/14/2021		BS	19-056 SUBDIVISION REV 02.09 MAP 10.14.21
20211109	11/9/2021	BM, JL	AM	Lot boundaries; TMK Map M23011
20211116	11/16/2021	DG	AM	2.178 - 1962; 2.1526; 223011003 RPA file; DSA REVIEW 2.3383 prel plat_dsa ck st_090221

20220126	1/26/2022	DJ	DG	2.178 - 1962; 2.1526; 2.3383 prel plat_dsa ck st_090221; 19-056 SUBDIVISION REV 02.09 MAP 08.11.21; 2021-04-21 DSA comments; 2021-09-13 DSA Comments; 223011003 RPA file; LOT 5-C, PHILLIPS ESTATE SUBDIVISION; TMK 2nd 2 3 011 004
20220512	5/12/2022	BS, DG, AR	DJ	
20220603	6/3/2022	BM	AM	Singh Notarized Easement, Singh - Chun and Loha Prop Easements
20220715	7/15/2022	DG	JL	19-056 SUBDIVISION REV 02.09 MAP 10.08.21, 2.3383 prel plat_dsa ck st_090221
20220722	7/22/2022	JL	DG	2.3383 prel plat_dsa check set 090221
20220824	8/24/2022	DG	BK	19-056 SUBDIVISION MAP REV 24AUG22
20220927	9/27/2022	DG	BK	19-056 SUBDIVISION REV 09.19 MAP 09.27.22, 19-056 SUBDVN CHKLST 27SEPT22
20221020	10/20/2022	All	BM	2022-10-19 DSA Check Set
20221103	11/3/2022	BS, DG, AR	DG	19-056 SUBDIVISION REV 09.19 MAP 11.03.22
20221209	12/9/2022	DG	PC	

INDEX

BV	Baldev Singh	Property Owner
DG	Douglas Gomes	Engineering Dynamics Corp
AR	Angelique Rogat	Engineering Dynamics Corp
DJ	Dave Jorgensen	Attorney
BM	Brandon Murr	Action Survey
JL	Justin Leisy	Action Survey
BK	Bo Kim	Action Survey
MM	Michelle McClean	County of Maui - Planning Dept.
PC	Paul Crtichlow	County of Maui - Planning Dept.
SK	Shelly Kan Hai	County of Maui - Planning Dept.
KW	Kurt Watanabe	County of Maui - Public Works
PH	Paul Ha'ake	County of Maui - Fire Prevention
AM	Aric McCintire	County of Maui - Development Services Administration



PRELIMINARY
LOT 5-B PHILLIPS ESTATE SUBDIVISION
subdivision of Lot 5-B, being a portion of Royal Patent 1447 to Keahua, Land
Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H.
Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situating at Keahua, Makawao, Maui, Hawaii

Prepared For :
Bakdev Singh
bakdevsingh@hotmail.com

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.
 3. Elevations are based on assumed datum.

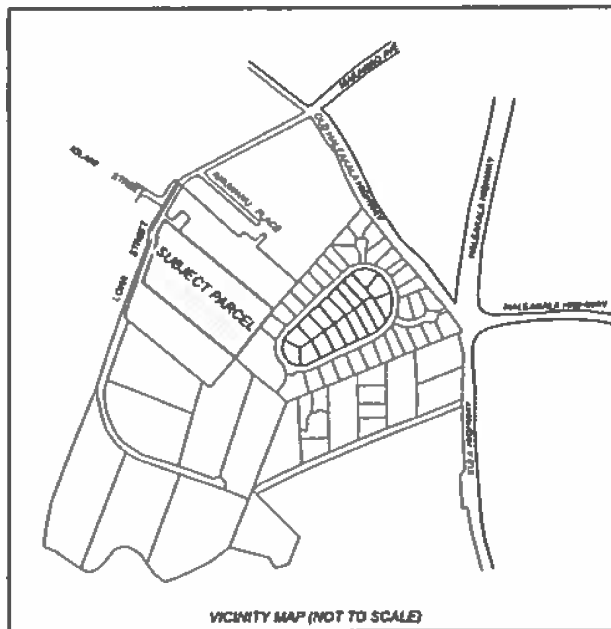
Map Date: July 11, 2019
Revised Date:



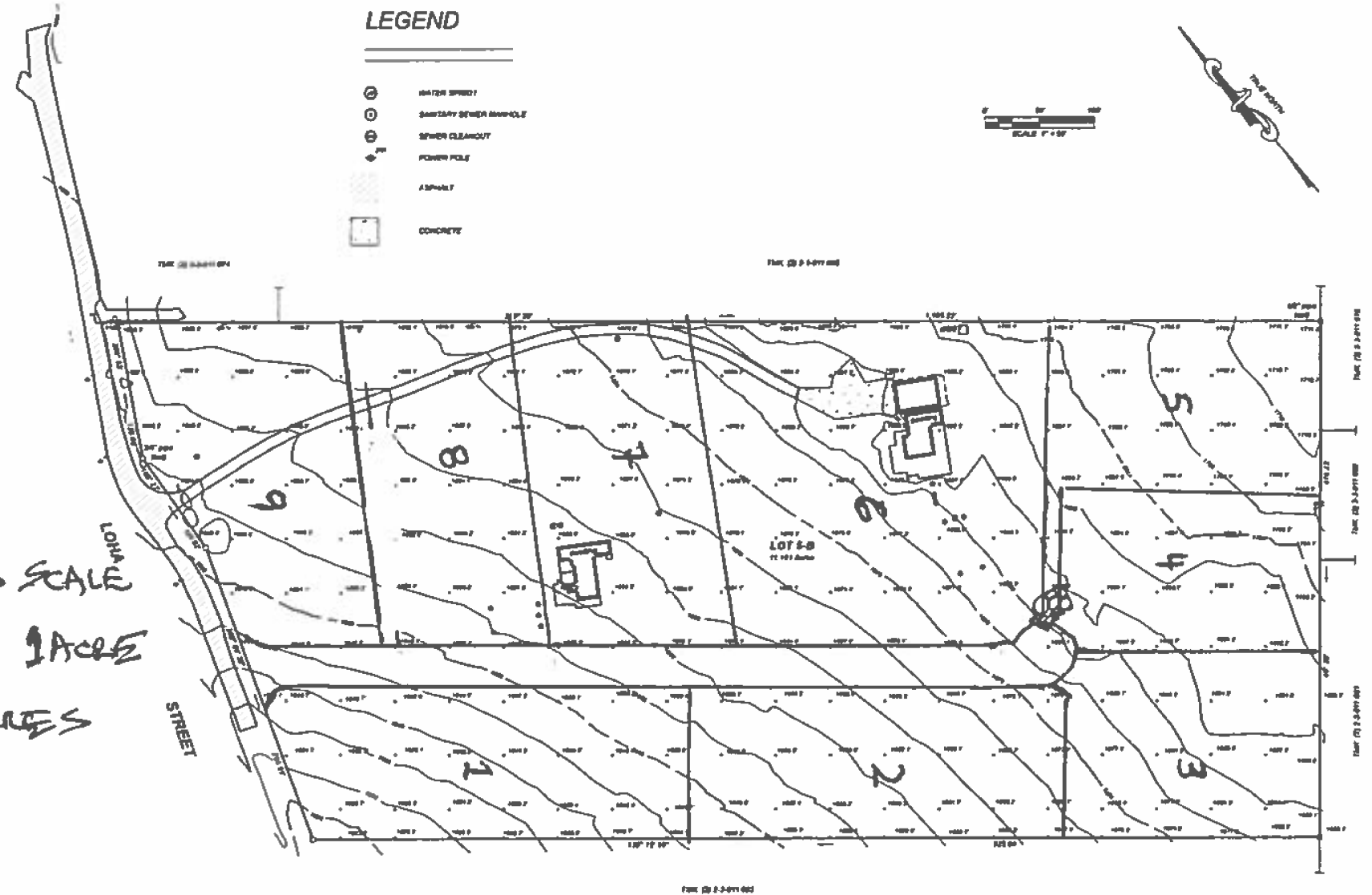
Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
Office: (808) 891-2400 Fax: (808) 870-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.offingengineers.com



This map was prepared by me or under my direct supervision:
DRAFT
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2020



* LOT DIVISION IS NOT TO SCALE
 ALL LOTS TO BE AT LEAST 1 ACRE
 EXCEPT LOT 6 ± 2 ACRES



**PRELIMINARY
 LOT 5-B PHILLIPS ESTATE SUBDIVISION**

Subdivision of Lot 5-B being a portion of Royal Patent 1447 to Karna, Land Patent #688 to Joe De France Phillips and David of Governor of Kansas 1911 Survey dated November 18, 1917 as recorded in Liber 53 at Page 412 Situated at Ketchikan, Aleutians, Alaska, Parcel

Prepared For:
 Arthur Dargatzis
 arthur.dargatzis@earthlink.net

NOTES:
 1. This map is based on an actual field survey conducted on May 21 & June 12, 2019.
 2. 10' gaps were found at all boundary corners making initial observations.
 3. Illustrations are based on assumed datum.

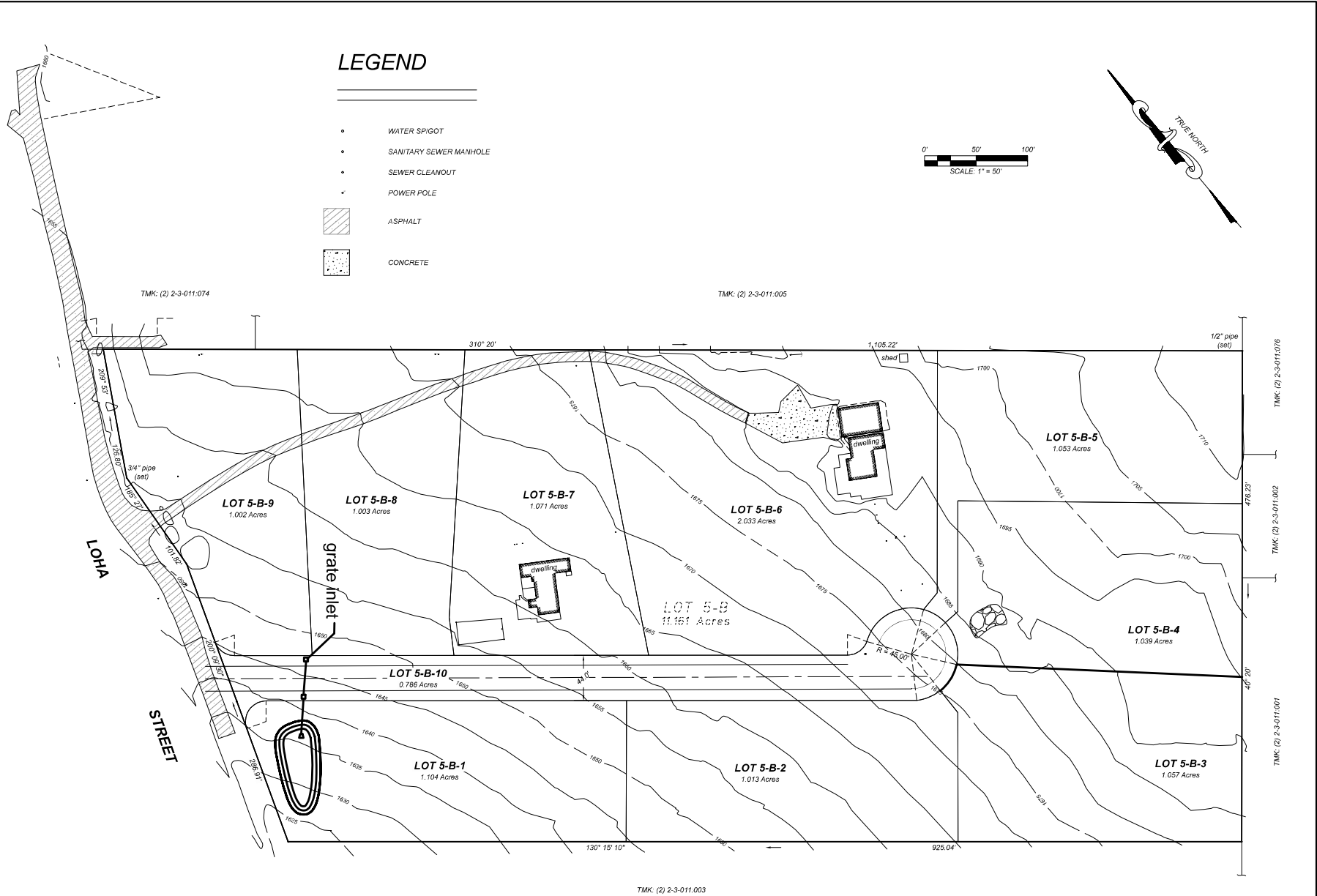
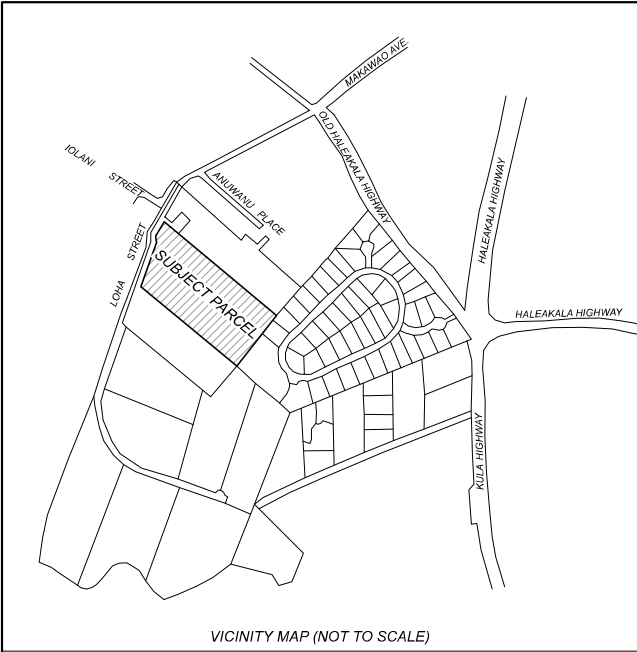
ACTION
 SURVEY

Arthur Dargatzis Ltd.
 P.O. Box 2000, Ketchikan, AK 99901
 Office: (907) 225-0000 Fax: (907) 225-0001
 E-Mail: arthur@action-survey.com
 Website: www.action-survey.com



Plot Date: July 11, 2019
 Referred Date:

This map was prepared by me or under my direct supervision.
DRAFT
 Joseph K. E. Liu
 Registered Professional Land Surveyor
 State of Alaska, Certificate Number 12122019
 Commission Expires 30 April 2020



PRELIMINARY
LOT 5-B PHILLIPS ESTATE SUBDIVISION
subdivision of Lot 5-B, being a portion of Royal Patent 1447 to Kaiehu, Land
Patent 4006 to Joe De Friesas Phillips and Deed of Minister of Interior W. H.
Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situating at Keahua, Makawao, Maui, Hawaii

Prepared For :
Bakdev Singh
bakdevsingh@hotmail.com

NOTES:
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
2. 1/2" pipes were found at all boundary corners unless noted otherwise.
3. Elevations are based on assumed datum.

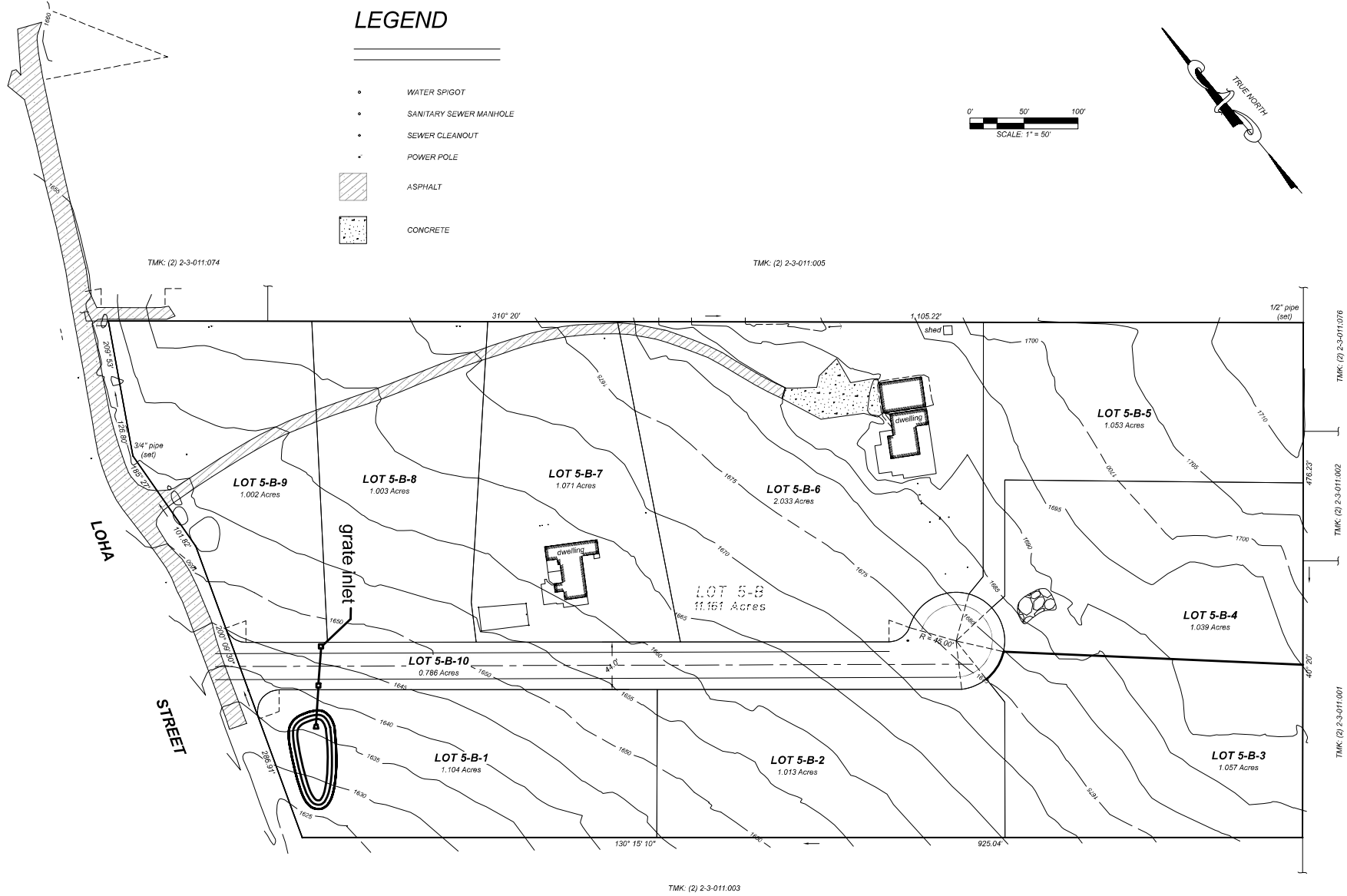
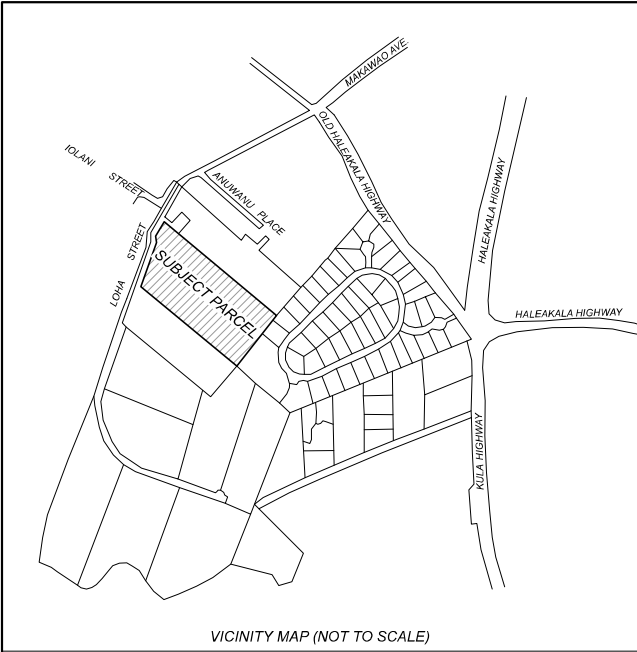


Action Survey LLC
P.O. Box 2985 Waiuku, HI 96793
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E-Mail: info@actionsurveyhawaii.com
Website: www.offingengineers.com



Map Date: September 16, 2019
Revised Date:

This map was prepared by me or under my direct supervision:
DRAFT
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2020



PRELIMINARY
LOT 5-B PHILLIPS ESTATE SUBDIVISION
subdivision of Lot 5-B, being a portion of Royal Patent 1447 to Kaiehu, Land
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Situatd at Keahua, Makawao, Maui, Hawaii

Prepared For :
Bakdev Singh
bakdevsingh@hotmail.com

NOTES:
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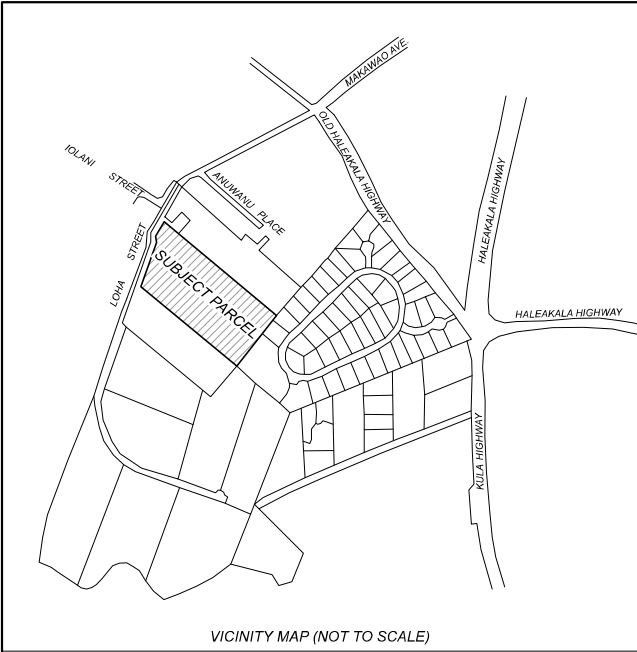
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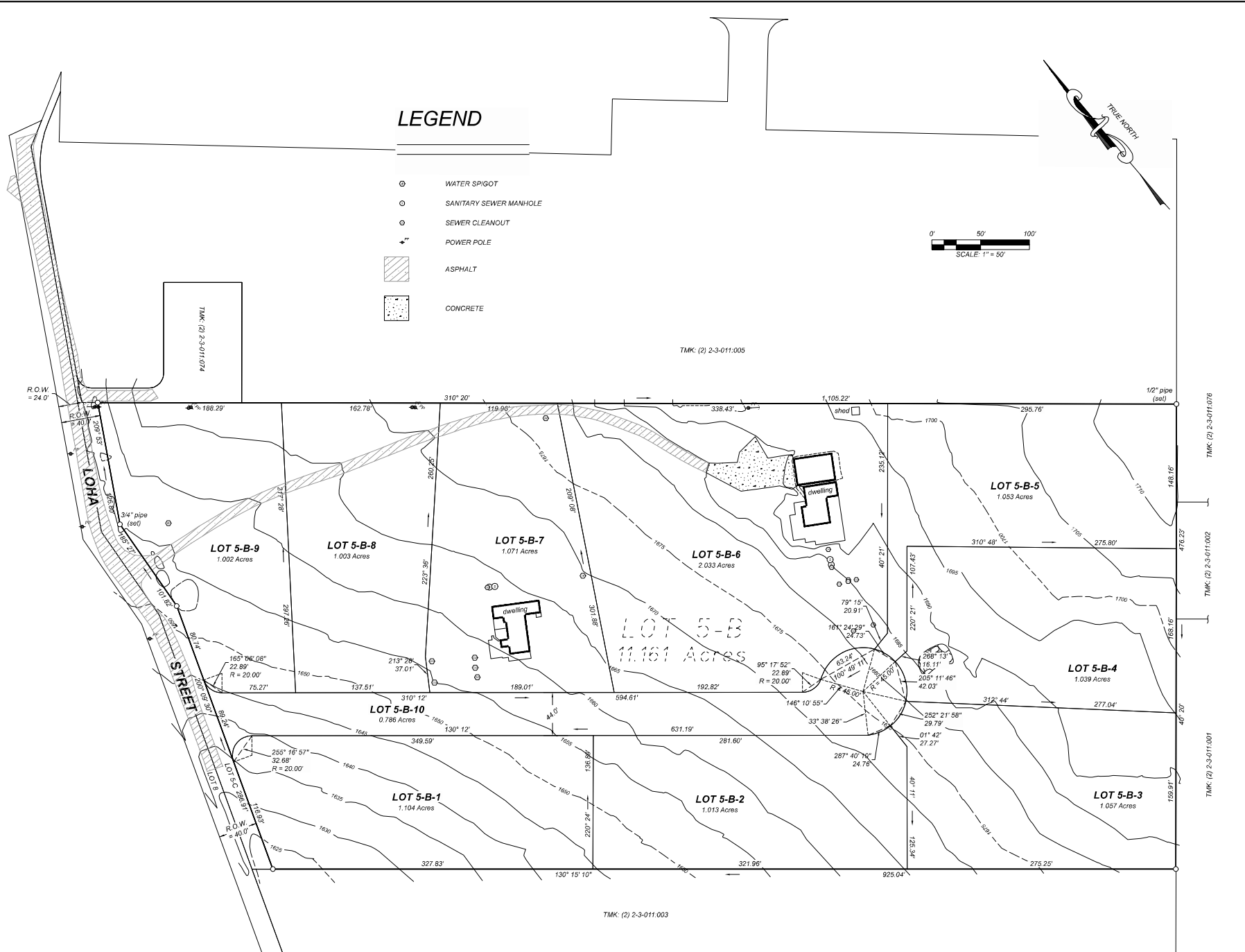


VICINITY MAP (NOT TO SCALE)

- NOTES:**
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "Pihilo".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - Agricultural
County Zoning - Agricultural
Flood Zone - X
 6. Owners are per the County of Maui, Real Property Assessment Division Updated December, 2018.
 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0185.
 8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 9. All elevations are assumed. Contours generated from actual field survey interval = 5'.
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 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Prepared For:
Baldev Singh
baldevsingh@hotmail.com

- NOTES:**
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PRELIMINARY
LOT 5-B PHILLIPS ESTATE SUBDIVISION
subdivision of Lot 5-B, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H. Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situated at Keahua, Makawao, Maui, Hawaii



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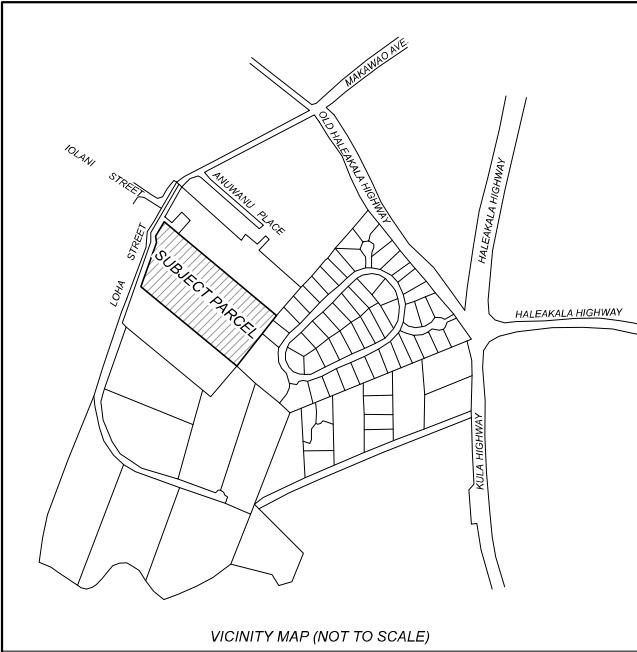


Map Date: September 17, 2019
Revised Date:

This map was prepared by me or under my direct supervision:

DRAFT

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2020



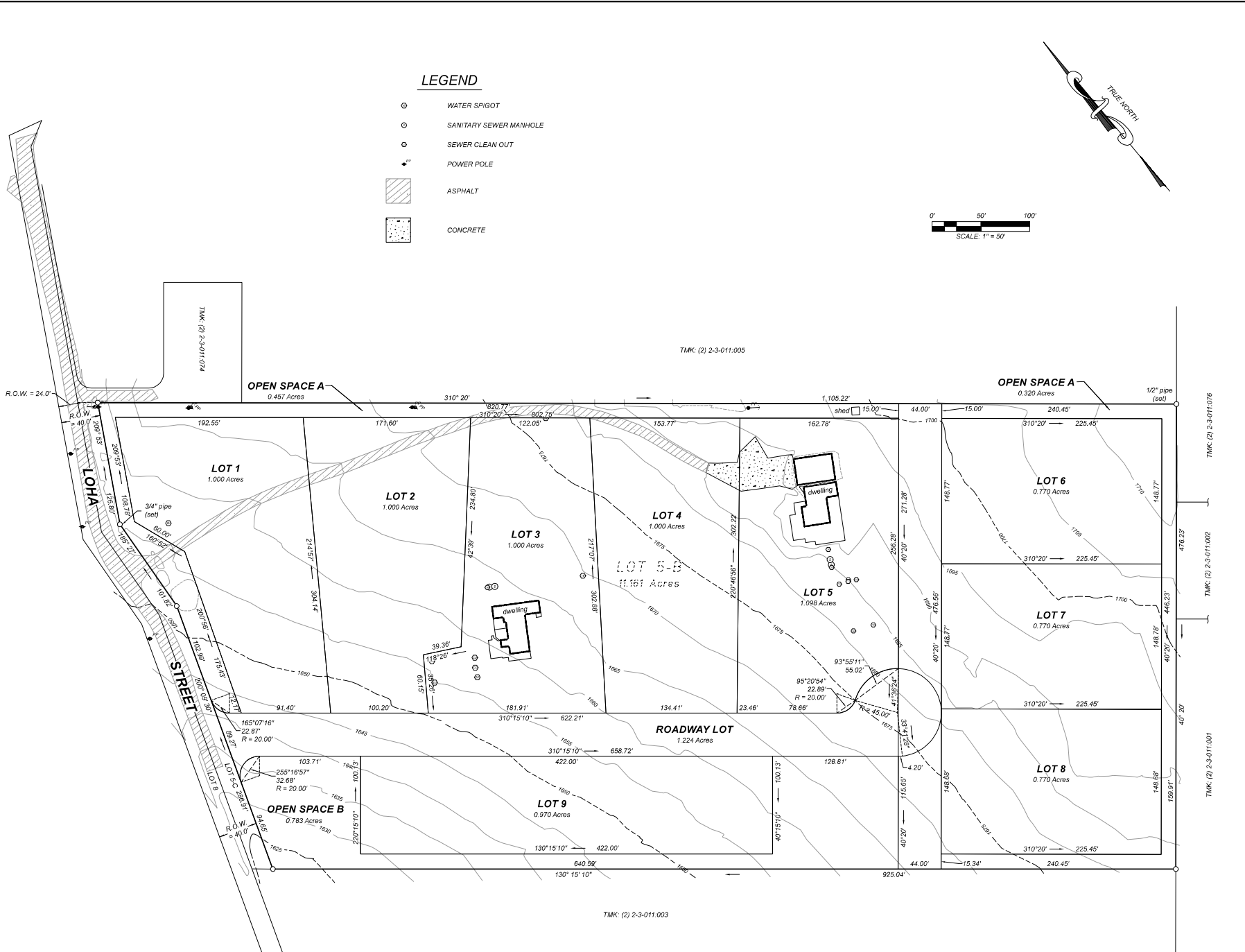
NOTES:

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2. Total developable lots = 9.
3. Lots 1 thru 9 shall be serviced by public water.
4. Private sewer treatment will service Lots 1 thru 9.
5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - Single Family Residential
County Zoning - R-3 Residential
Flood Zone - X
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11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Prepared For:
Baldev Singh
baldevsingh@hotmail.com

NOTES:

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**PRELIMINARY
AHI AHI SUBDIVISION**

Subdivision of Lot 5-B into Lots 1-9, Roadway Lot and open space A & B, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Frietas Phillips and Decd of Minister of Interior W. H. Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situated at Keahua, Makawao, Maui, Hawaii

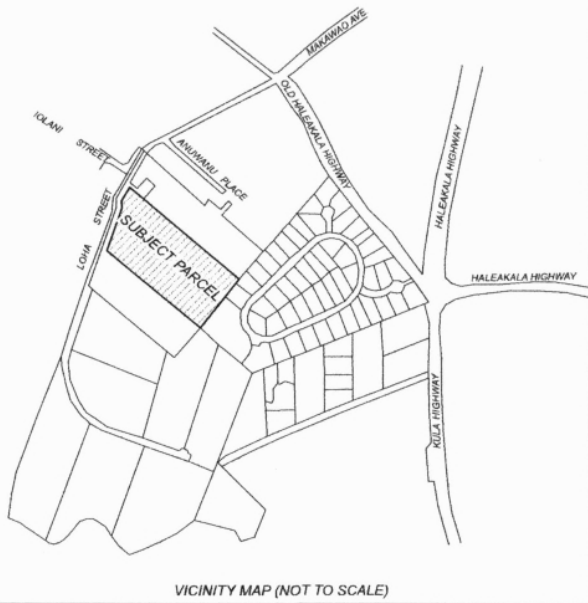
Map Date: March 23, 2021
Revised Date:



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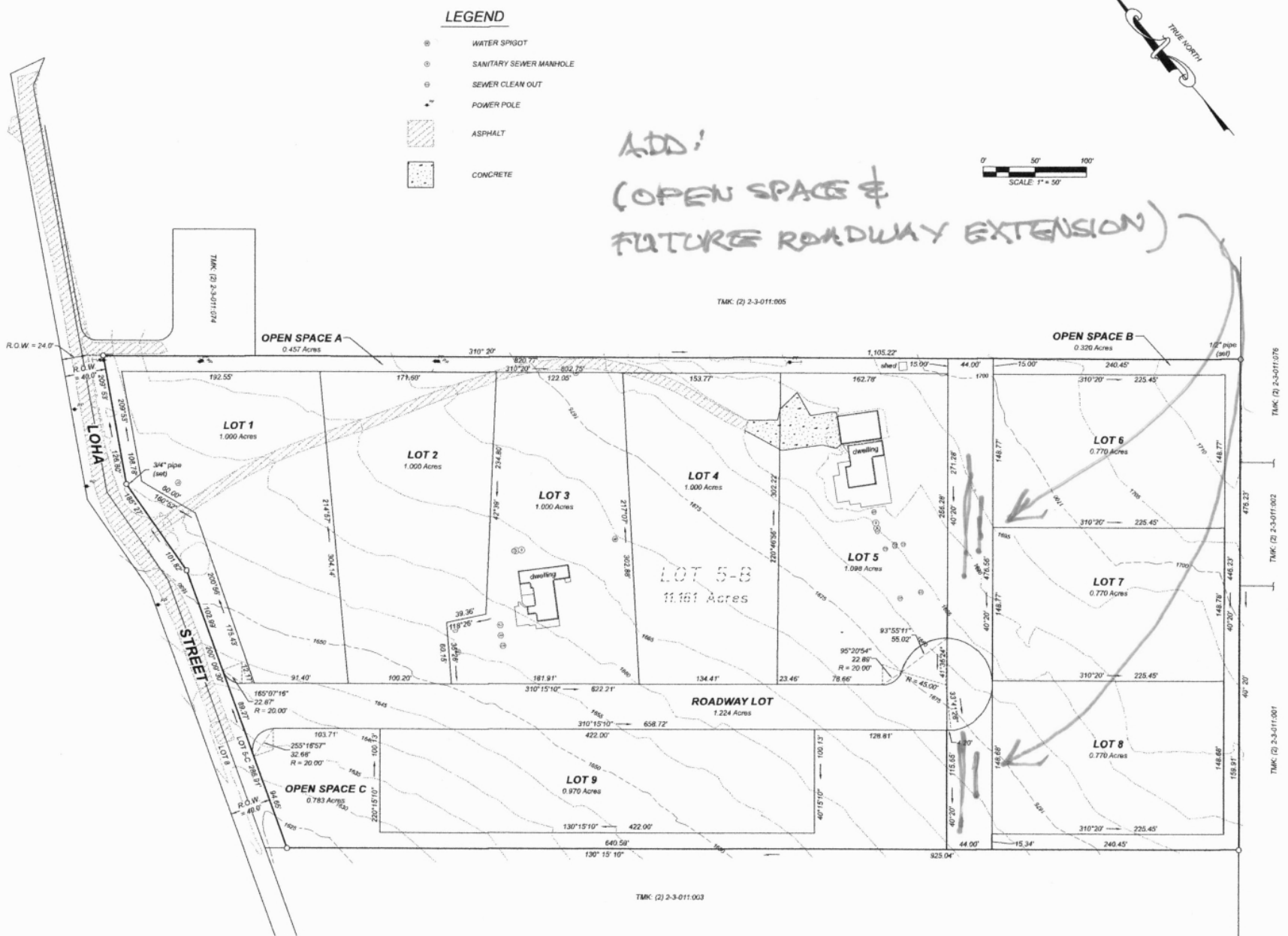
Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022



- NOTES:**
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PINKOQ".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - Single Family Residential
County Zoning - R-3 Residential
Flood Zone - X
 6. Owners are per the County of Maui, Real Property Assessment Division, Updated December, 2018.
 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or irrigation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3-44-0165.
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 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Prepared For:
Rakiv Singh
baldvings@hotmail.com

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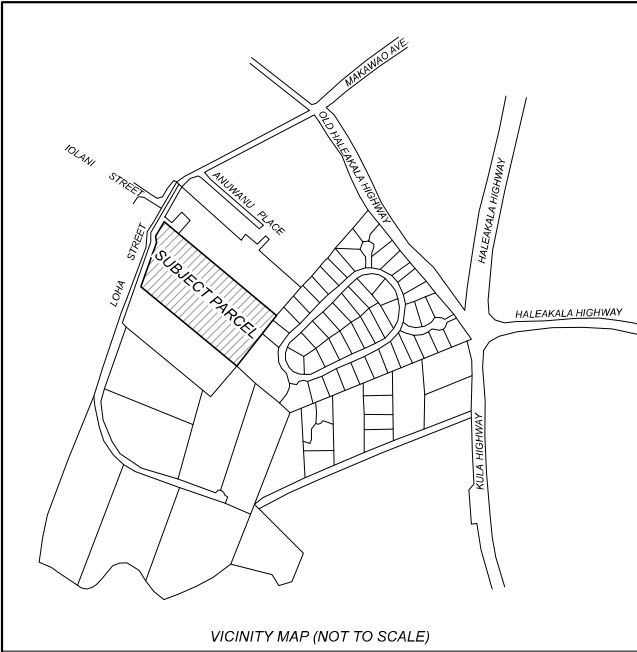
**PRELIMINARY
AHI AHI SUBDIVISION**
Subdivision of Lot 5-B into Lots 5-B-1 to 5-B-10, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Frietas Phillips and Deed of Minister of Interior W. H. Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 17, 2021
Revised Date:



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License Expiration Date 30 April 2020

3/24/21



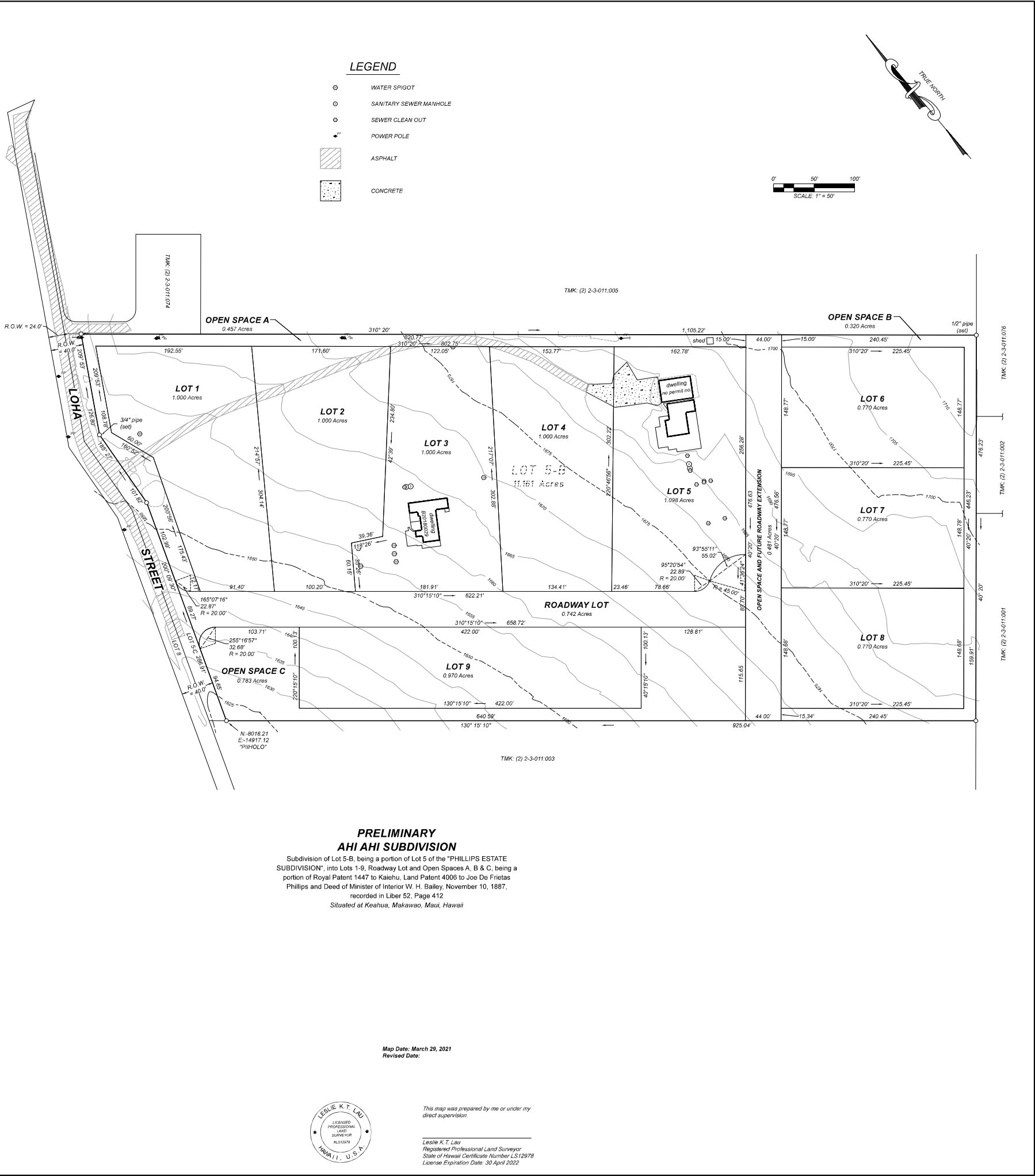
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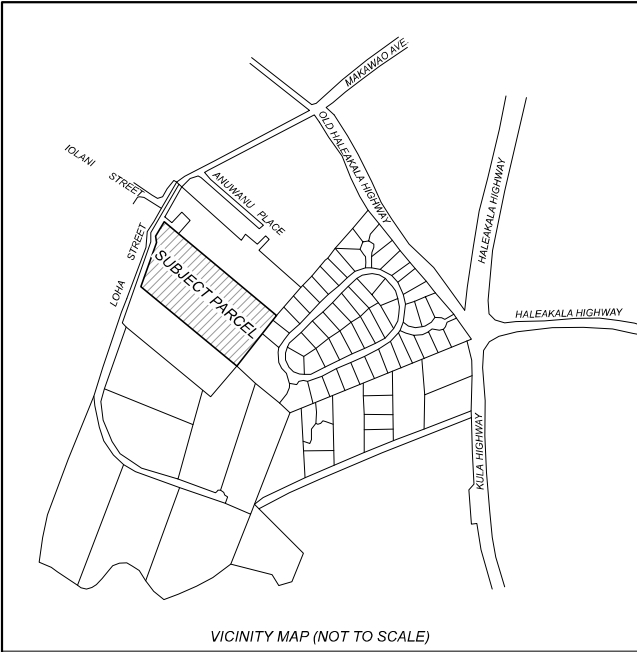
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PIHLOLO".
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3. Lots 1 thru 9 shall be serviced by public water.
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Prepared For:
Baldev Singh
baldevsingh@hotmail.com

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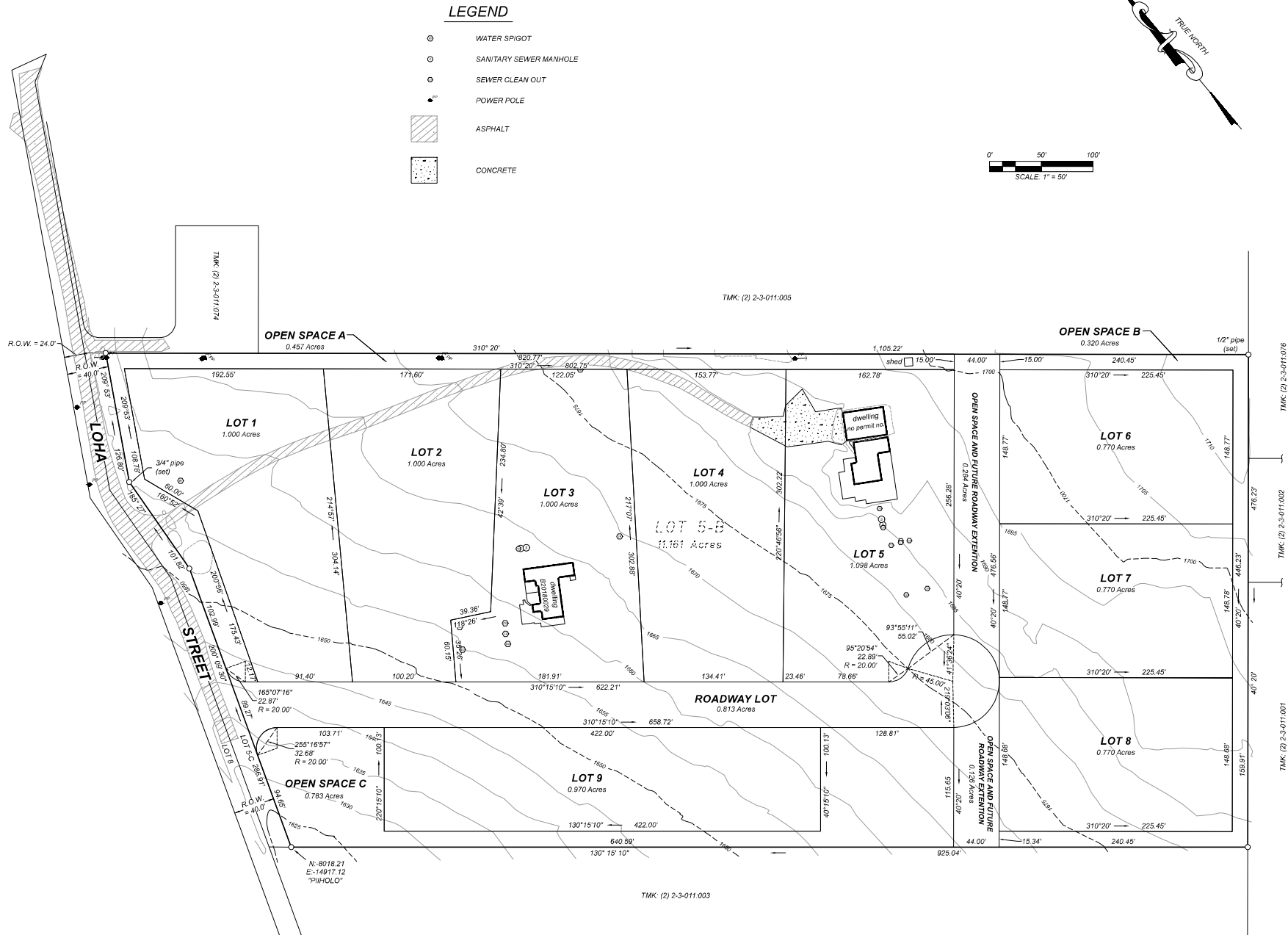


VICINITY MAP (NOT TO SCALE)

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Prepared For :
Baldev Singh
baldevsingh@hotmail.com

- NOTES:**
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 2. 1/2" pipes were found at all boundary corners unless noted otherwise.



**PRELIMINARY
AHI AHI SUBDIVISION**

Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 1-9, Roadway Lot and Open Spaces A, B & C, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Jose De Friesas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Sited at Keshua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date:



This map was prepared by me or under my direct supervision.

Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number L.S.12978
License Expiration Date: 30 April 2022



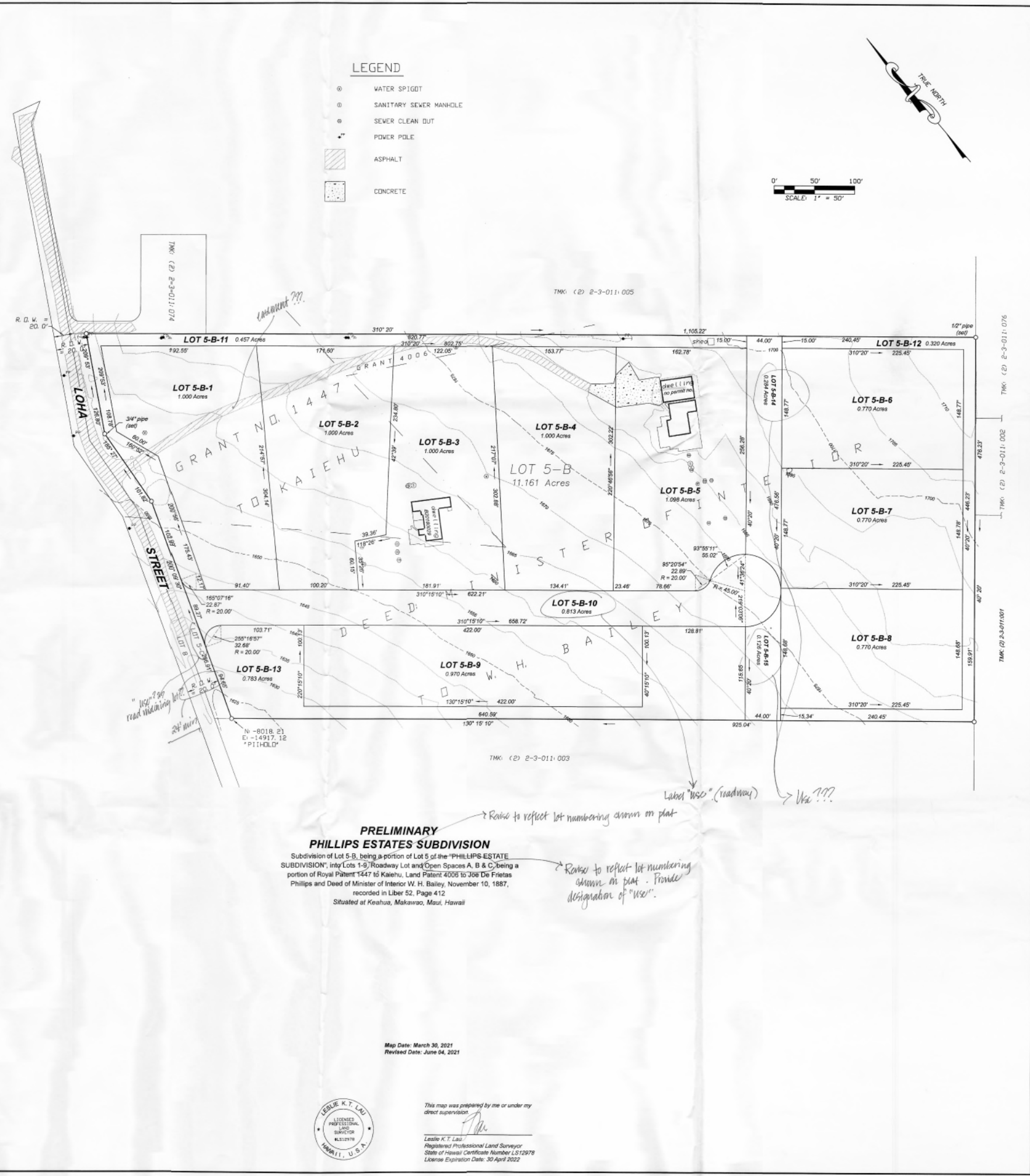
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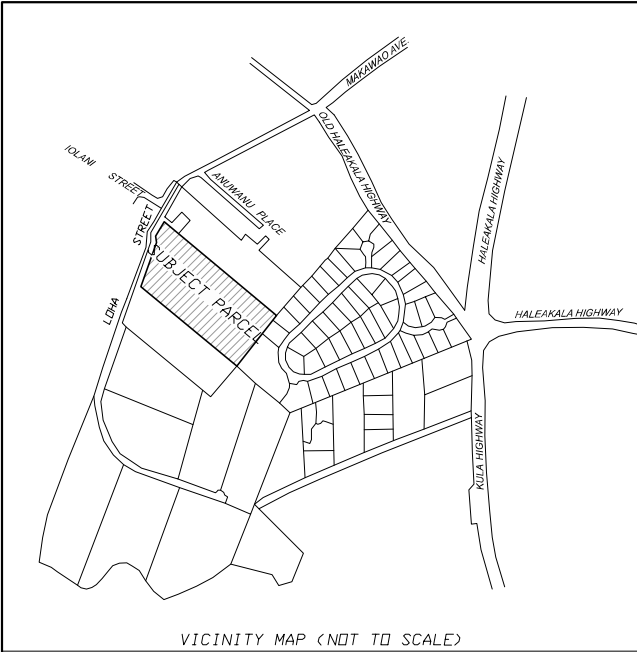
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OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96788

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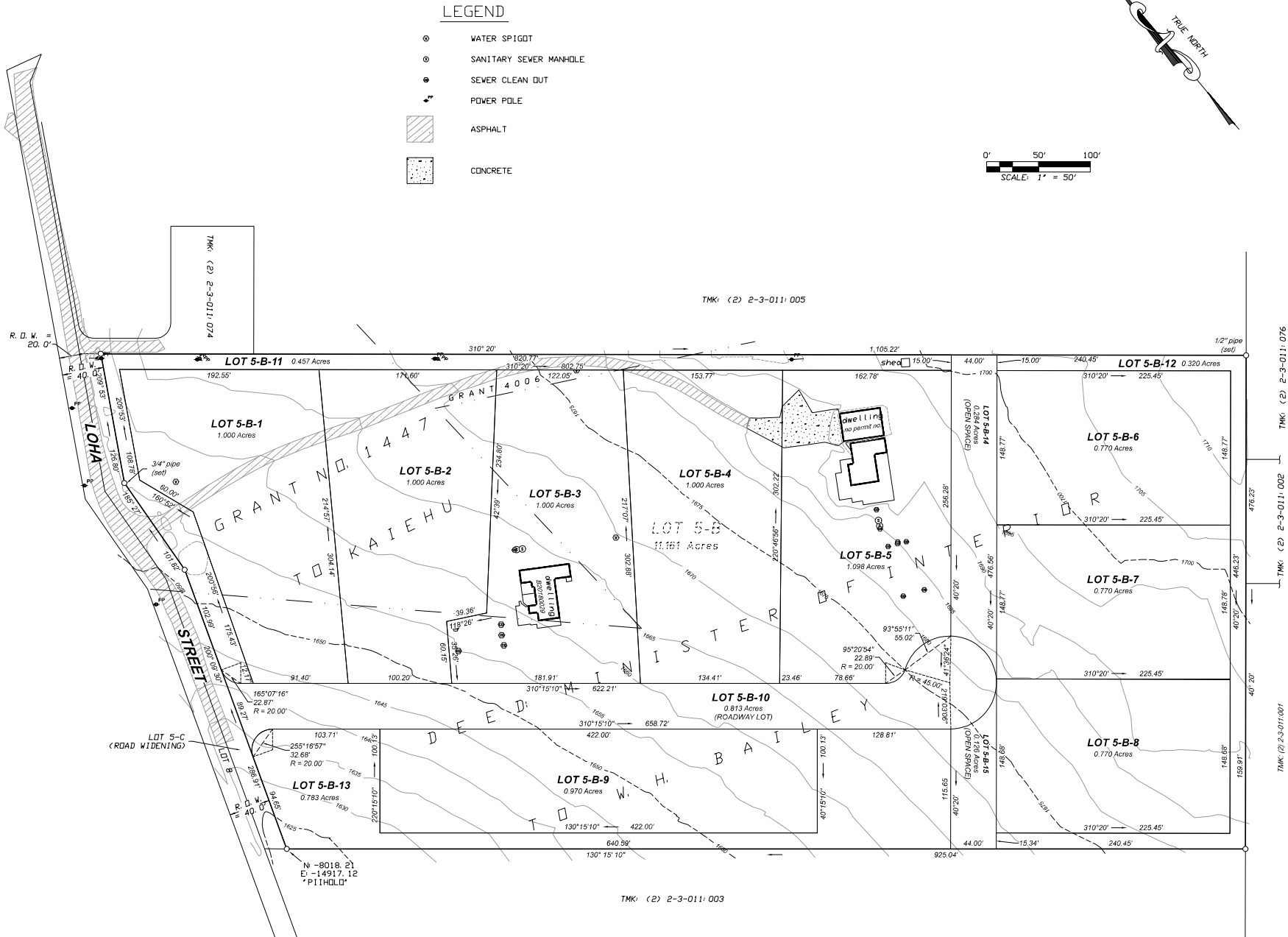


VICINITY MAP (NOT TO SCALE)

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**PRELIMINARY
PHILLIPS ESTATES SUBDIVISION**

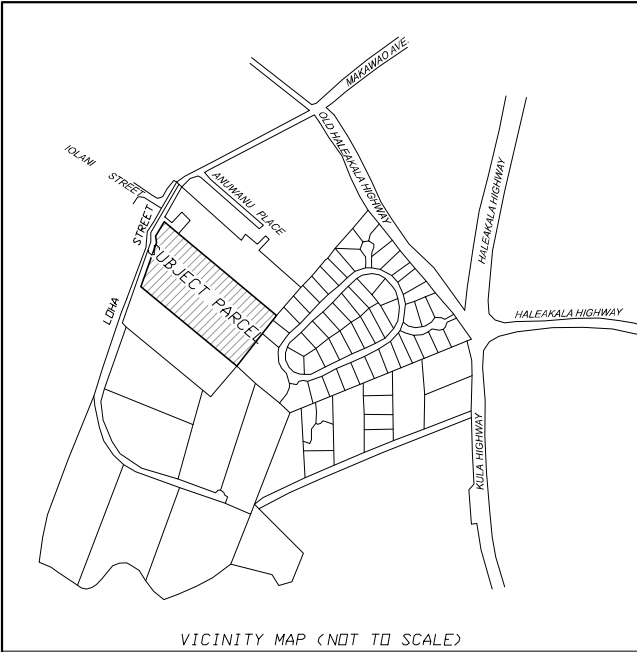
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Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 08, 2021



This map was prepared by me or under my direct supervision.

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022



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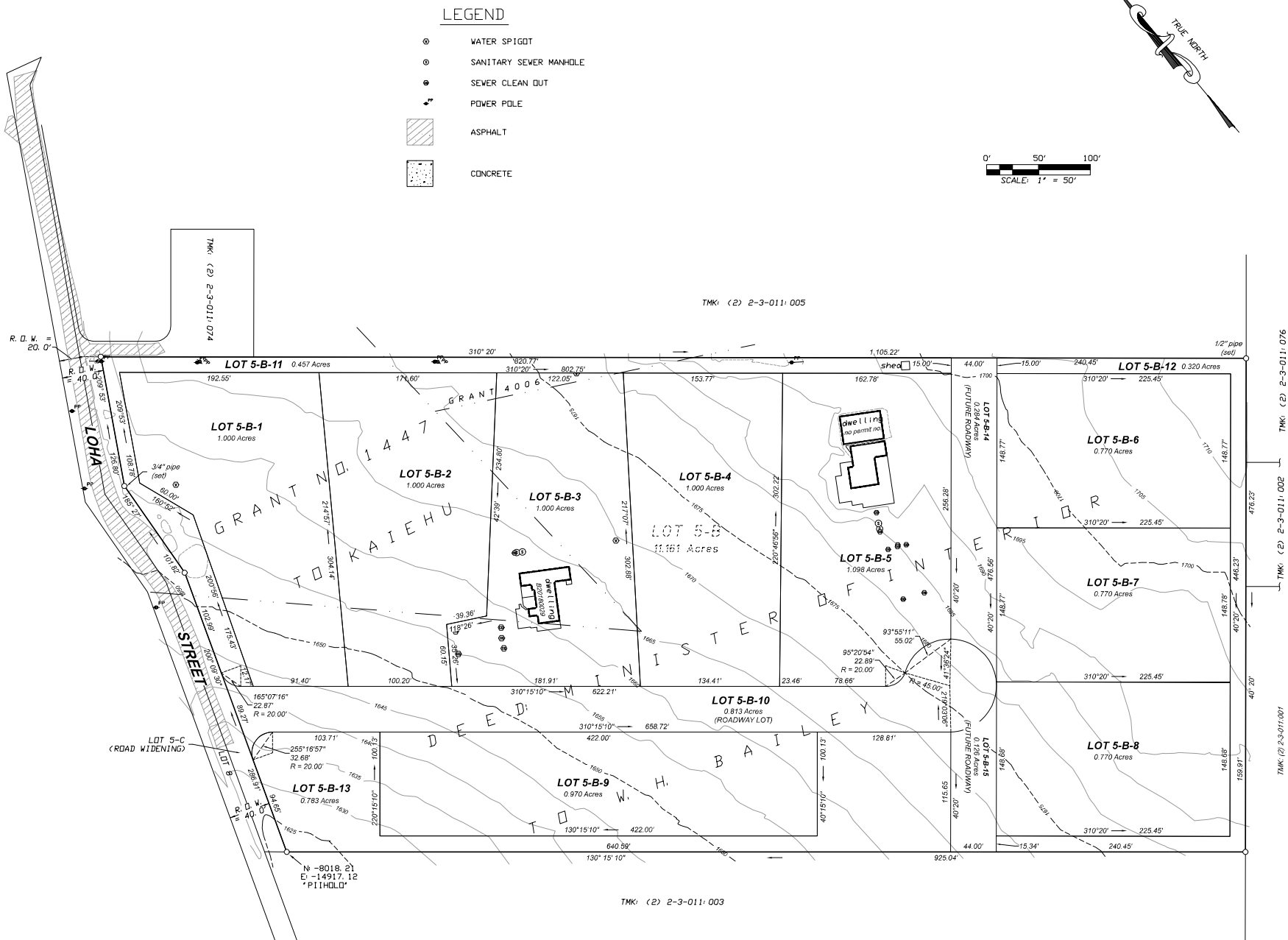
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P.O. Box 880505
Pukalani HI 96788

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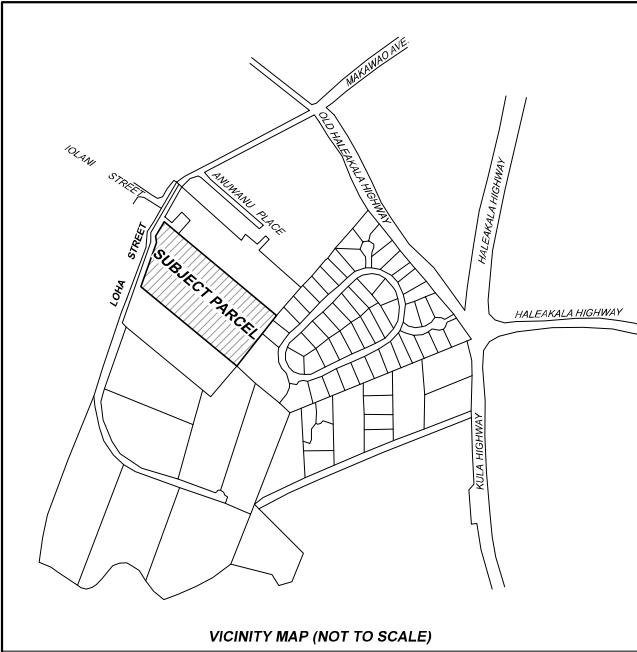
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Map Date: March 30, 2021
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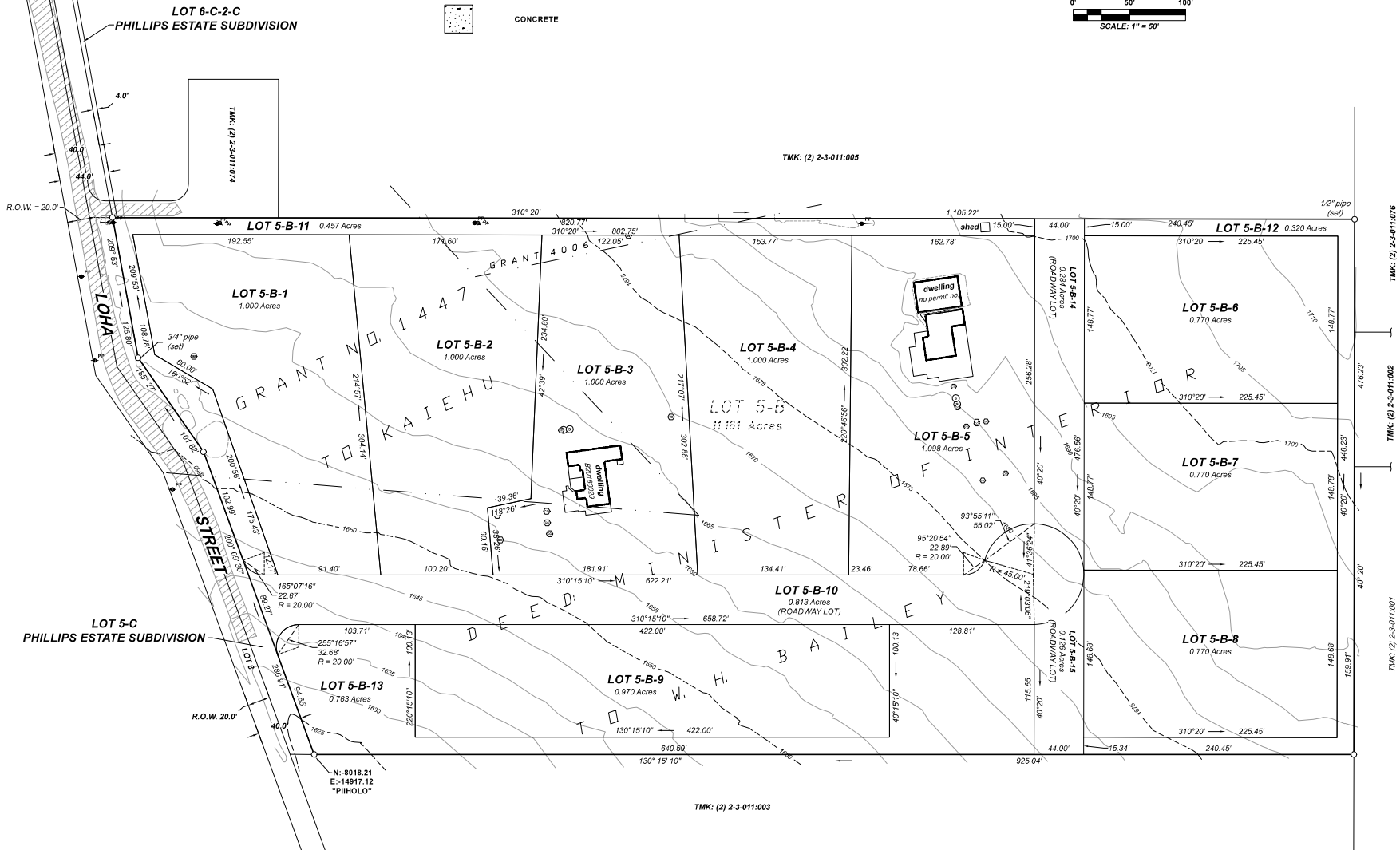


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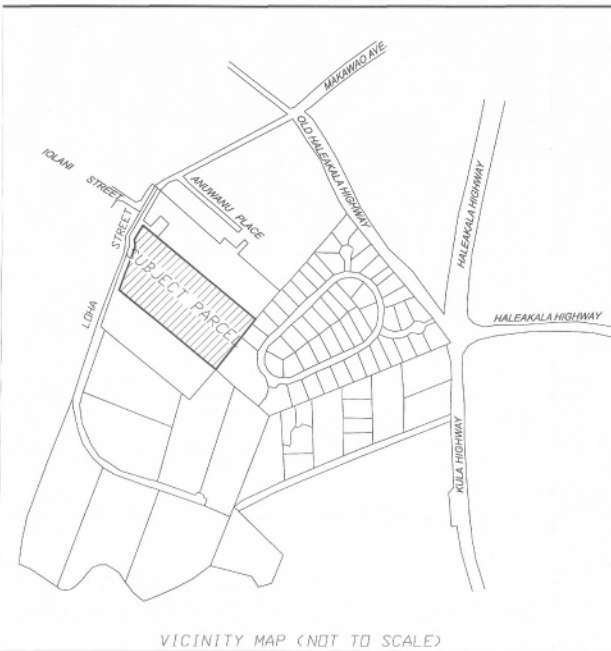
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Map Date: March 30, 2021
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Pukalani HI 96788

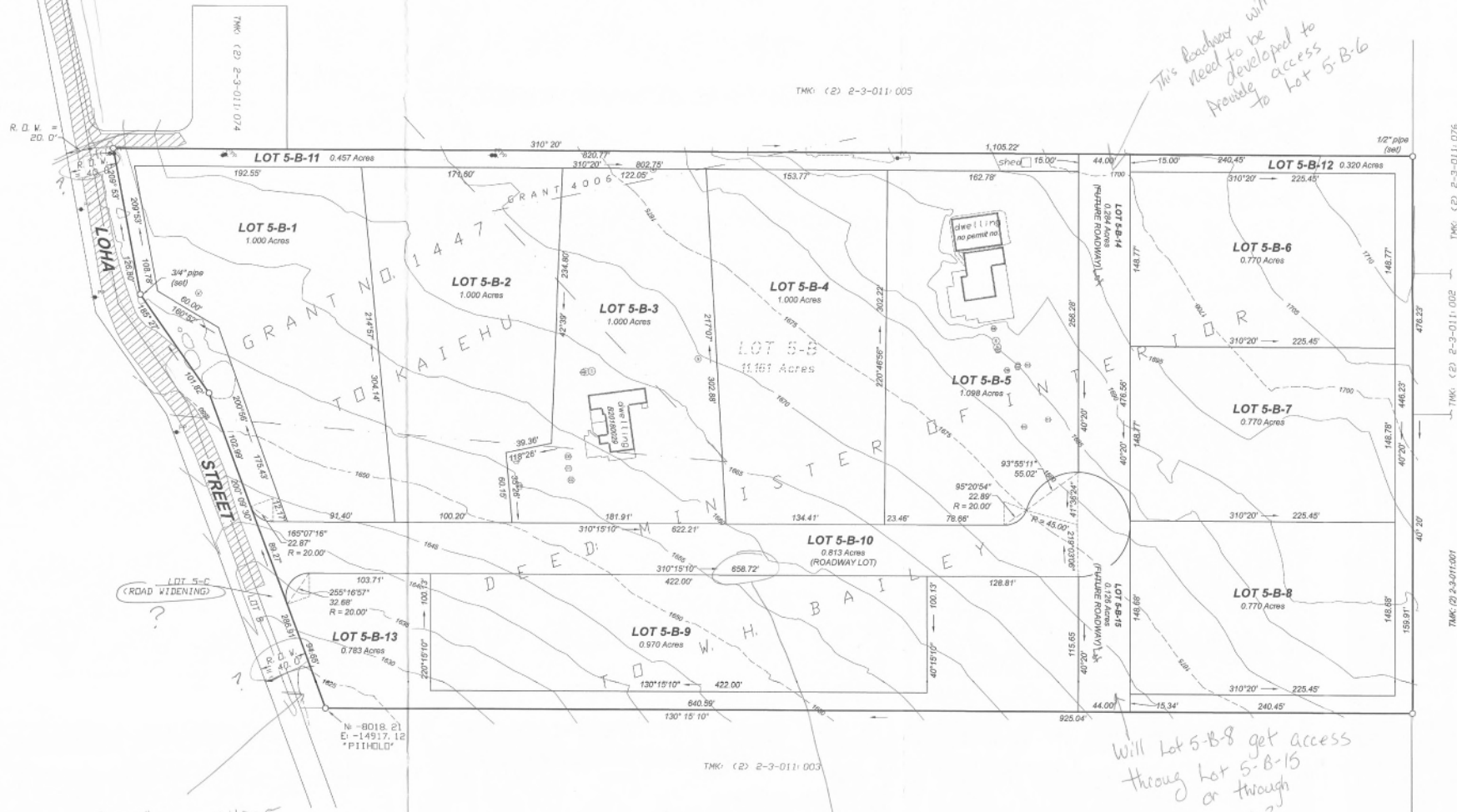
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This Section Needs to be 24' ROW
Either Variance or
Become part owner
of Lot 6-C-2-C
TMK: (2) 2-3-011-005
See subdivision 2.1526

LEGEND

- ⊙ WATER SPIGOT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEAN OUT
- ⊙ POWER POLE
- ▨ ASPHALT
- ▤ CONCRETE

0' 50' 100'
SCALE: 1" = 50'



Doc # 2000-164205
for access is
between people not
parcels, this access
might not be carried
over to all
new lots. Might
need a new
agreement. Provide
this document
when you re-apply.
Also becoming part
owner of Lot 5-C
would satisfy the
24' ROW.

PRELIMINARY PHILLIPS ESTATES SUBDIVISION

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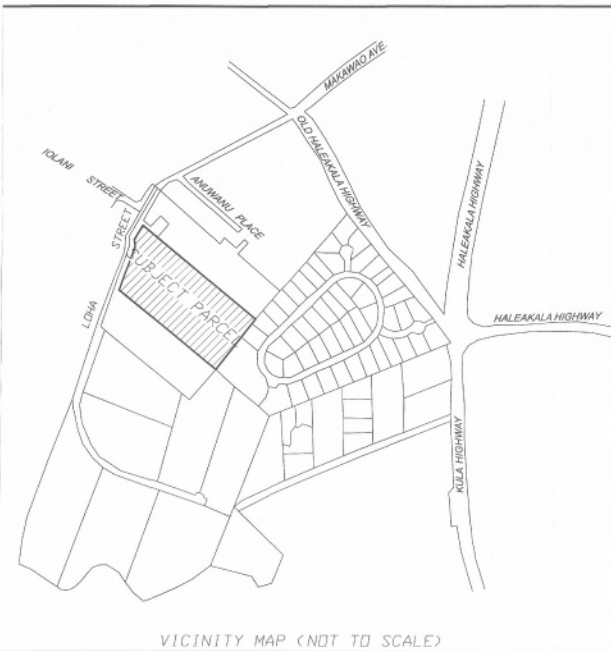


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Cannot be over 550' unless you seek a variance from the director of DSA. The Variance must be for top reasons.

Roadways will need to be developed to urban standards unless the unilateral agreement states otherwise. See zoning form. Page 2 is missing from the zoning form.

Will Lot 5-B-8 get access through Lot 5-B-15 or through Lot 5-B-10?



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SINGH, KIM MARIE
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Pukalani HI 96788

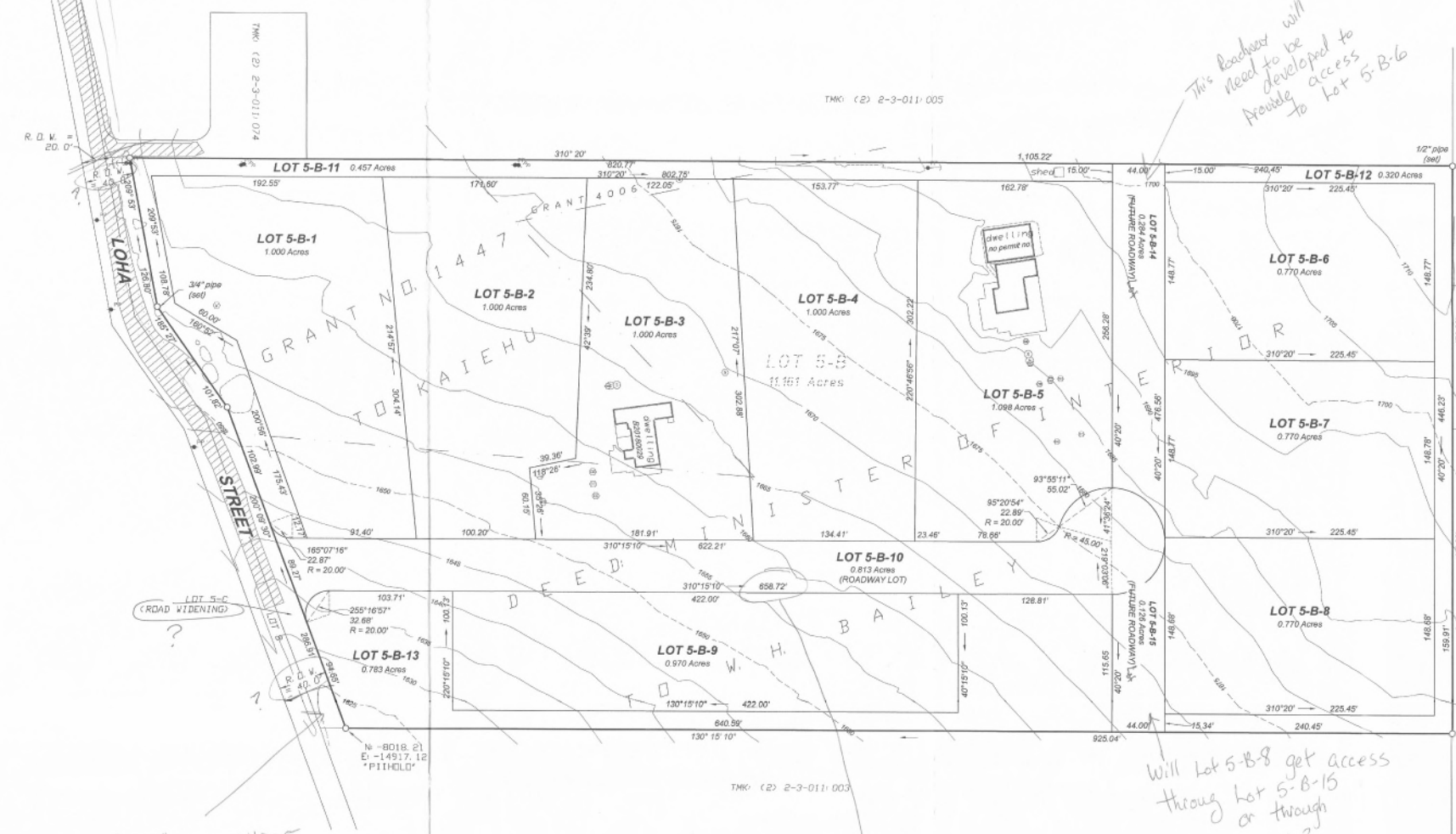
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Become part owner
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TMK: (2) 2-3-011-005
See subdivision 2.1526

LEGEND

- ⊙ WATER SPIGOT
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PHILLIPS ESTATES SUBDIVISION**

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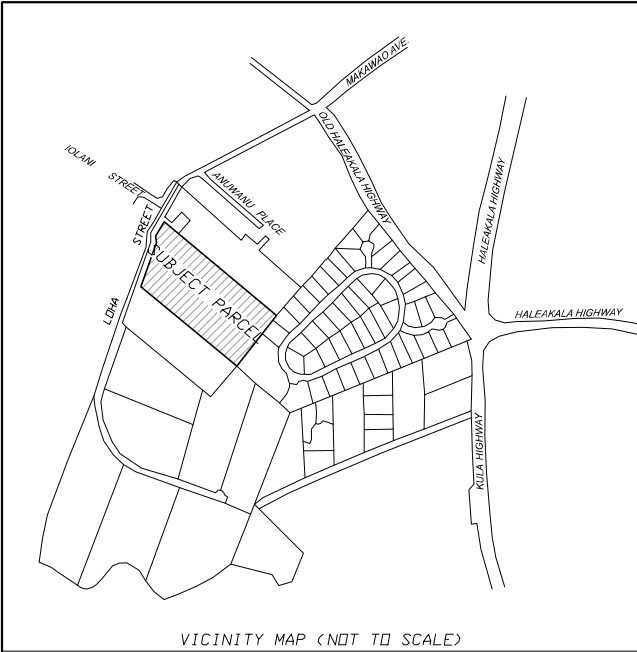
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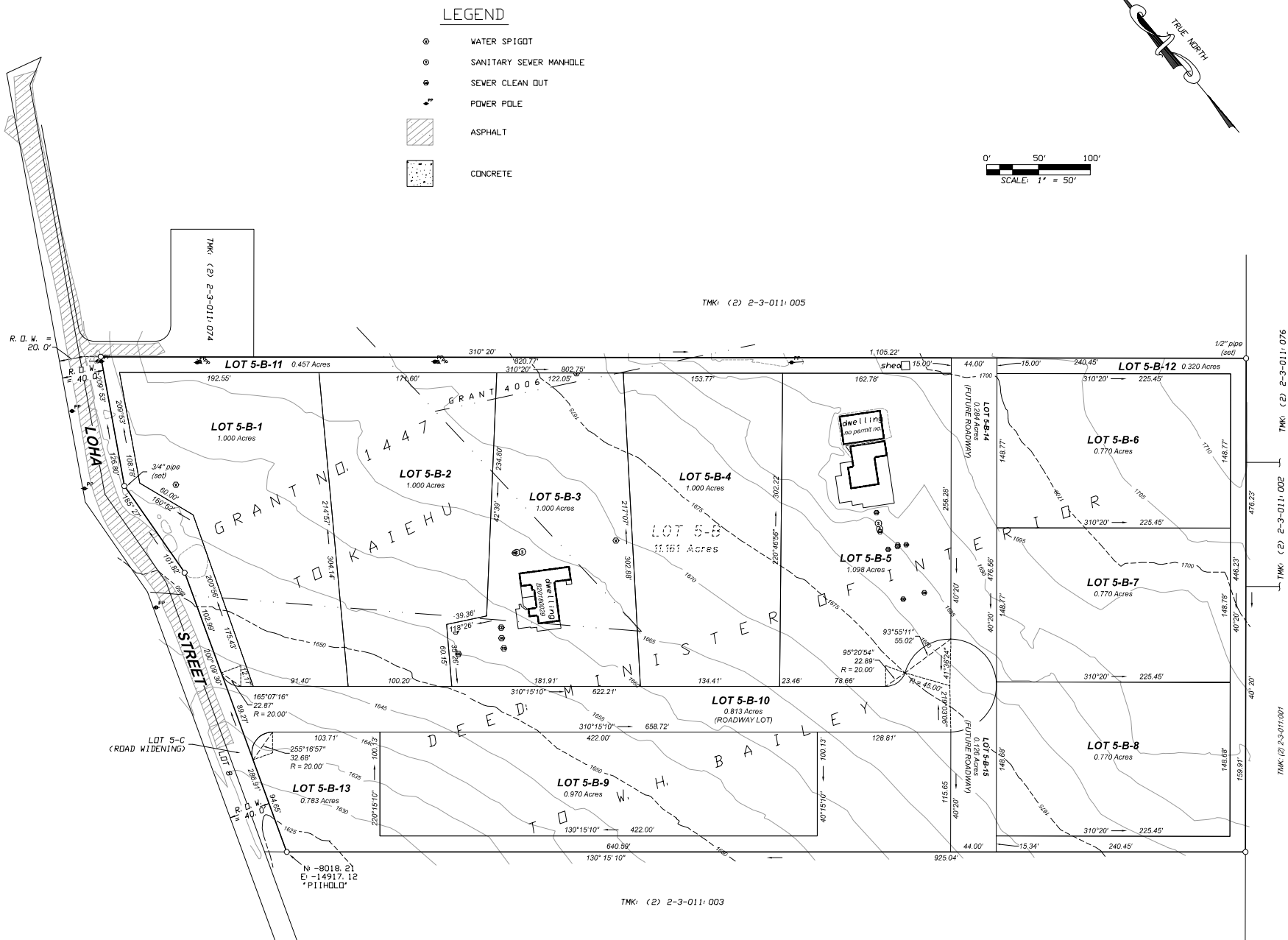
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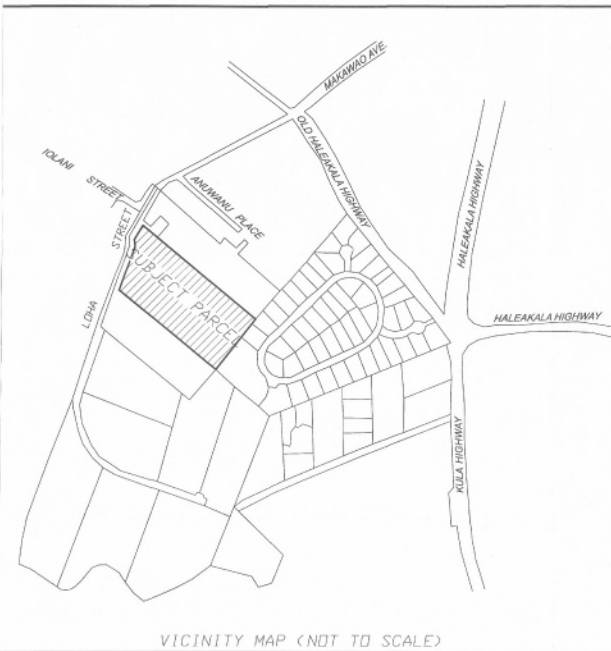
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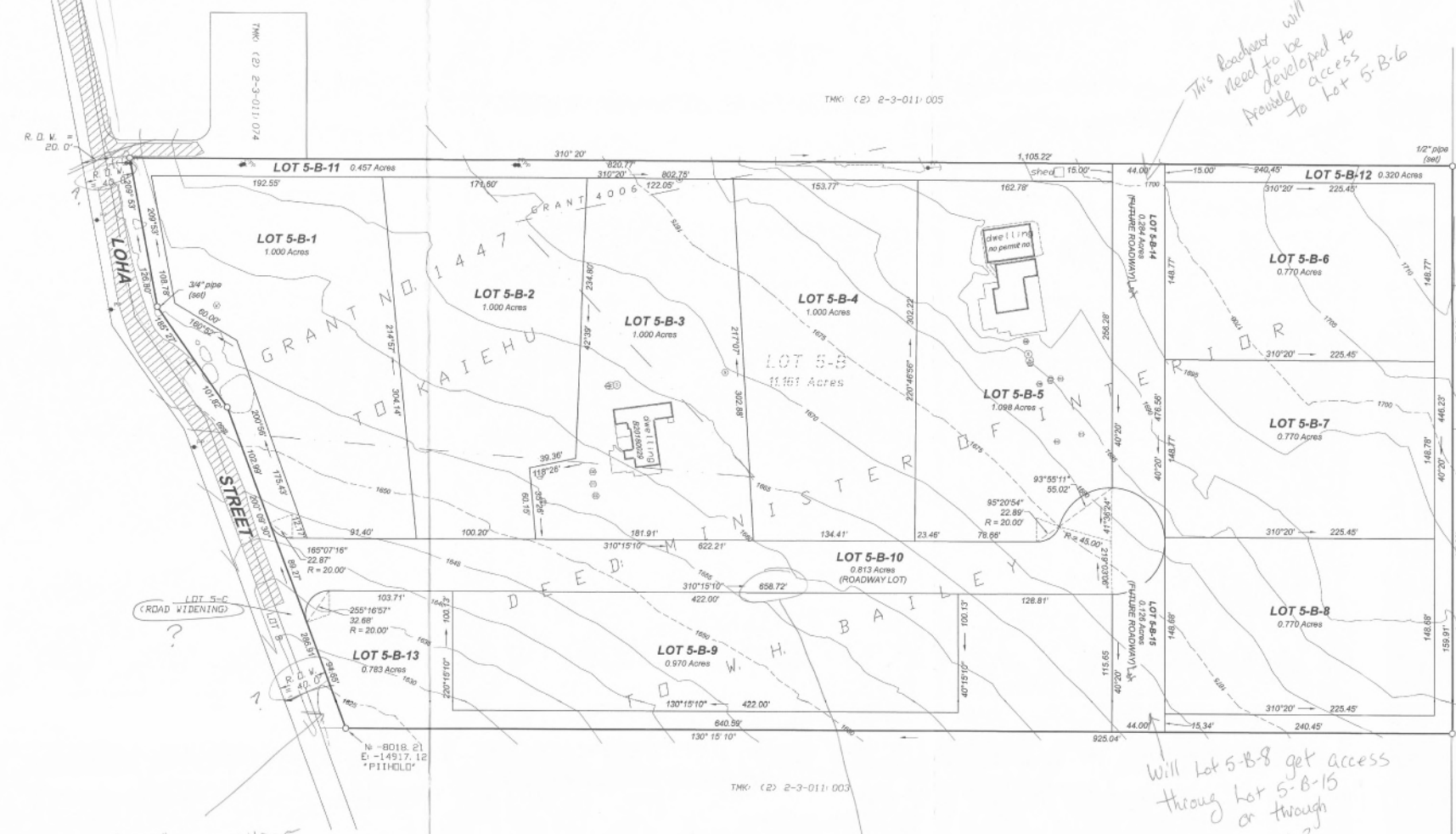
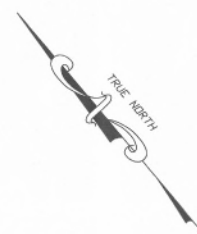
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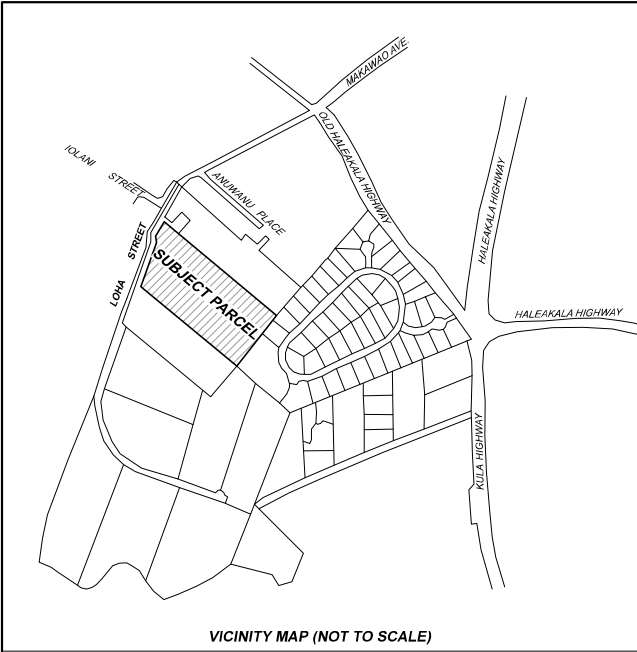
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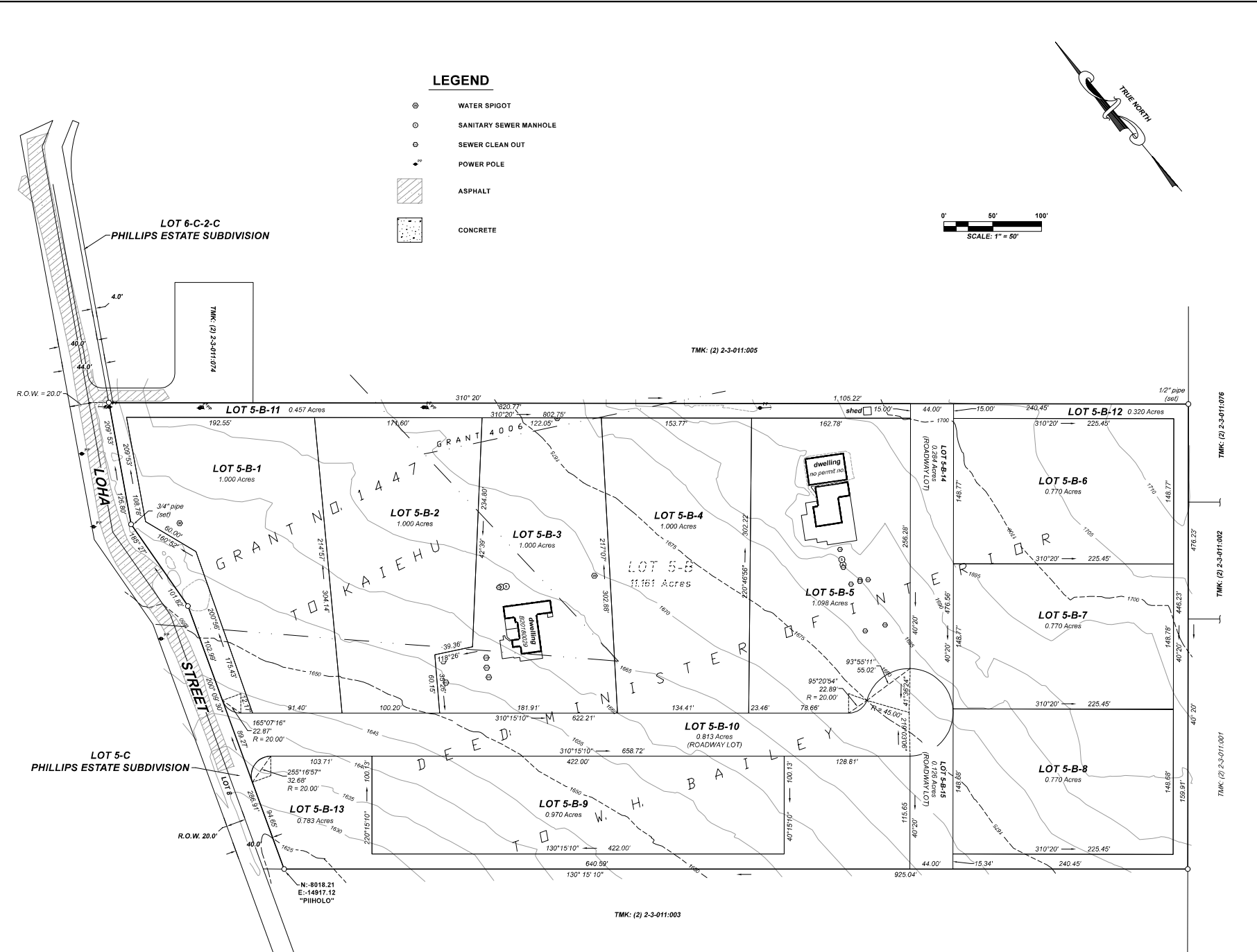
DSA Check Set 9/2/21



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Flood Zone - X
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 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0185.
 8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 9. All elevations are assumed. Contours generated from actual field survey. Interval = 5'.
 10. No existing easement discovered. No Easements created.
 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

OWNERS:
SINGH, BALDEV
SINGH, KIMI MARIE
P.O. Box 880505
Pukalani HI 96788

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.



**PRELIMINARY
PHILLIPS ESTATES SUBDIVISION**

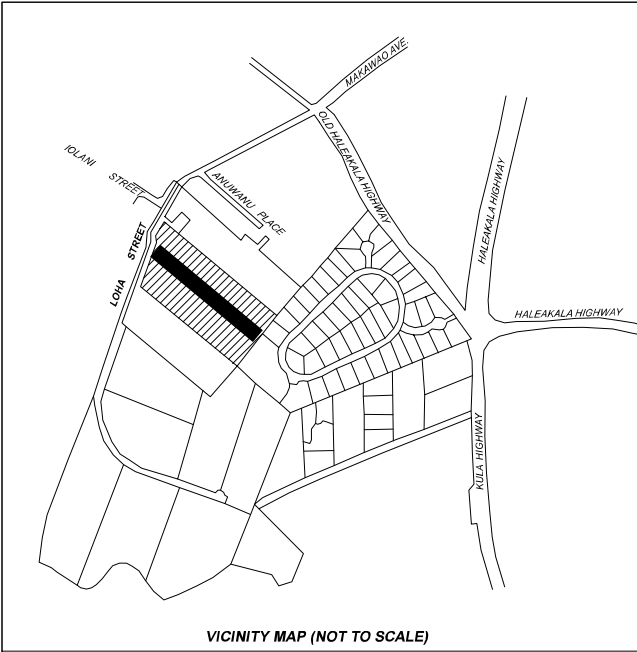
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 5-B-1 thru 5-B-15, Roadway Lot and Open Spaces 5-B-11 thru 5-B-15, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Frietas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Sited at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: October 08, 2021



This map was prepared by me or under my direct supervision.

Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022



VICINITY MAP (NOT TO SCALE)

NOTES:

1. All measurements and coordinates shown hereon refer to Government Survey Triangulation Station "PIHOLE".
2. Total developable lots = 8.
3. Lots 5-B-1 thru 5-B-8 shall be serviced by public water.
4. Private sewer treatment will service Lots 5-B-1 thru 5-B-8.
5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
6. Owners are per the County of Maui, Real Property Assessment Division.
Updated December, 2016.
7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0165.
8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
9. All elevations are assumed. Contours generated from actual field survey.
Interval = 5'
10. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.
11. Lots 5-B-10, 5-B-11, & 5-B-12 are restricted use lots for the purpose of open space, drainage reserve and pedestrian access. Lots to be maintained by perspective adjoining lots.
12. Lots 5-B-9, 5-B-13, & 5-B-14 are roadway lots to be maintained by the HOA.
13. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:075 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010557.
14. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:003 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010558.
15. Lot 8 Phillips Estate Subdivision:
(A) Power pole with guy wire easement, as shown on Surveyor Map prepared by Warren S. Umemori, Registered Professional Land Surveyor, with Warren S. Umemori Engineering, Inc., dated February 6, 1984, revised May 1, 1984.
(B) Grant to GTE Hawaiian Telephone Incorporated dated July 30, 1981, recorded in said Bureau of Conveyances in Liber 16089, Page 346.
(C) Grant to GTE Hawaiian Telephone Incorporated dated October 21, 1982, recorded in said Bureau of Conveyances in Liber 16786, Page 352.

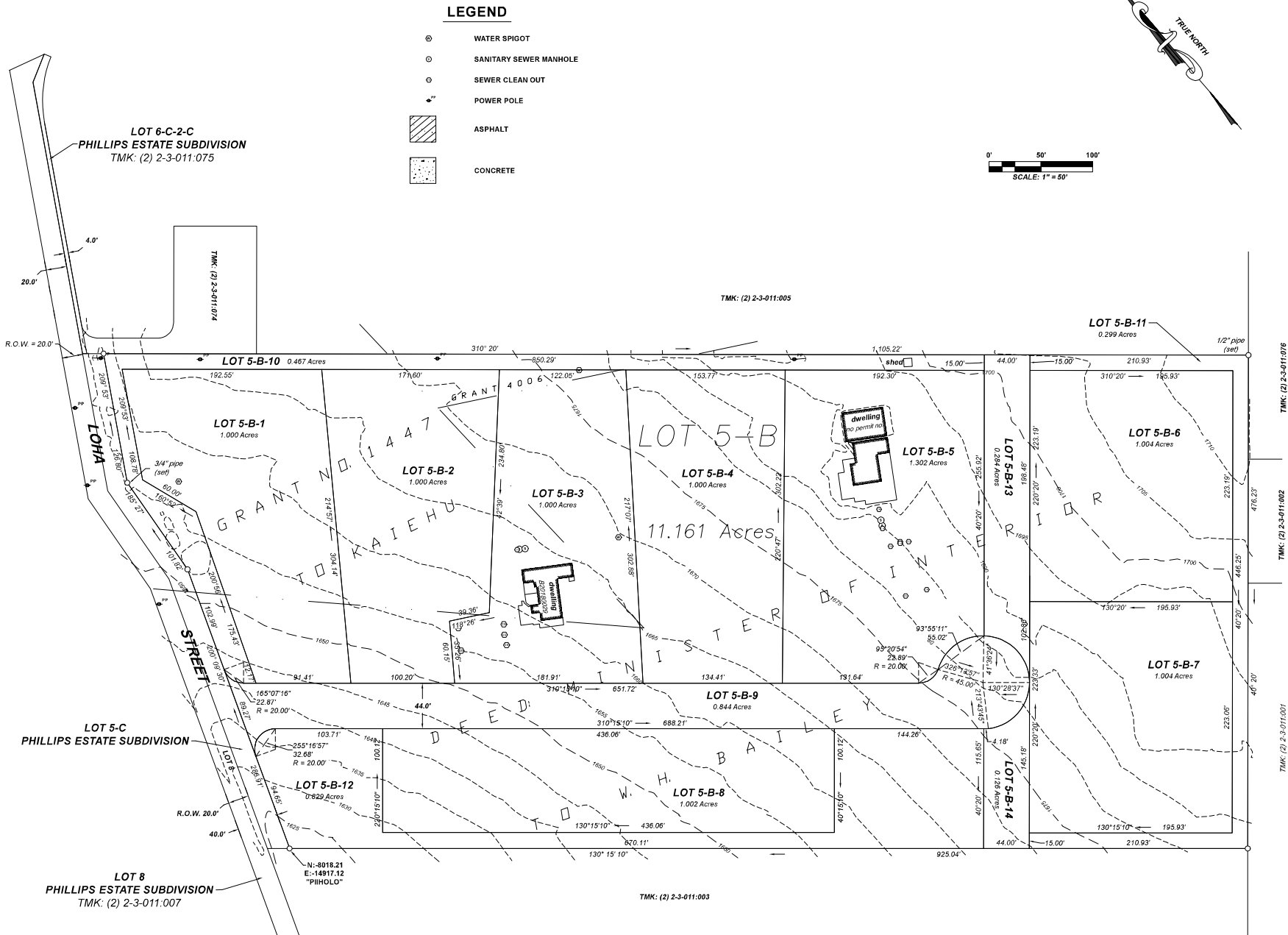
OWNERS:

SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96798



Action Survey LLC
P.O. Box 2985 Waiuku, HI 96793
Office: (808) 861-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.cdfengineers.com

TMK: (2) 2-3-011:004



PRELIMINARY
PHILLIPS ESTATES SUBDIVISION
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into
Lots 5-B-1 thru 5-B-8, Roadway Lots and Open Spaces 5-B-9 thru 5-B-14, being a portion of Royal
Patent 1447 to Kalehu, Land Patent 4006 to John De Freitas Phillips and Deed of Minister of
Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 11, 2021
Revised Date: September 27, 2022

This map was prepared by me or under my
direct supervision

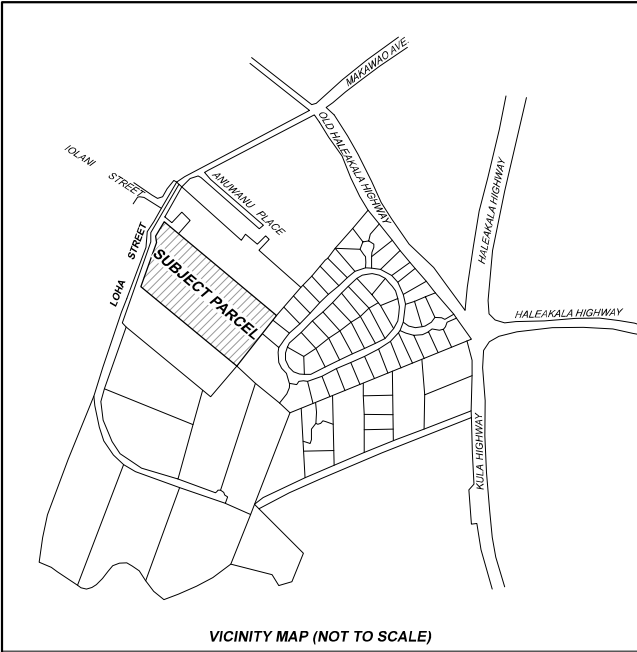
DRAFT

Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2024

Subdivision File No:

30" X 36"

*20221103



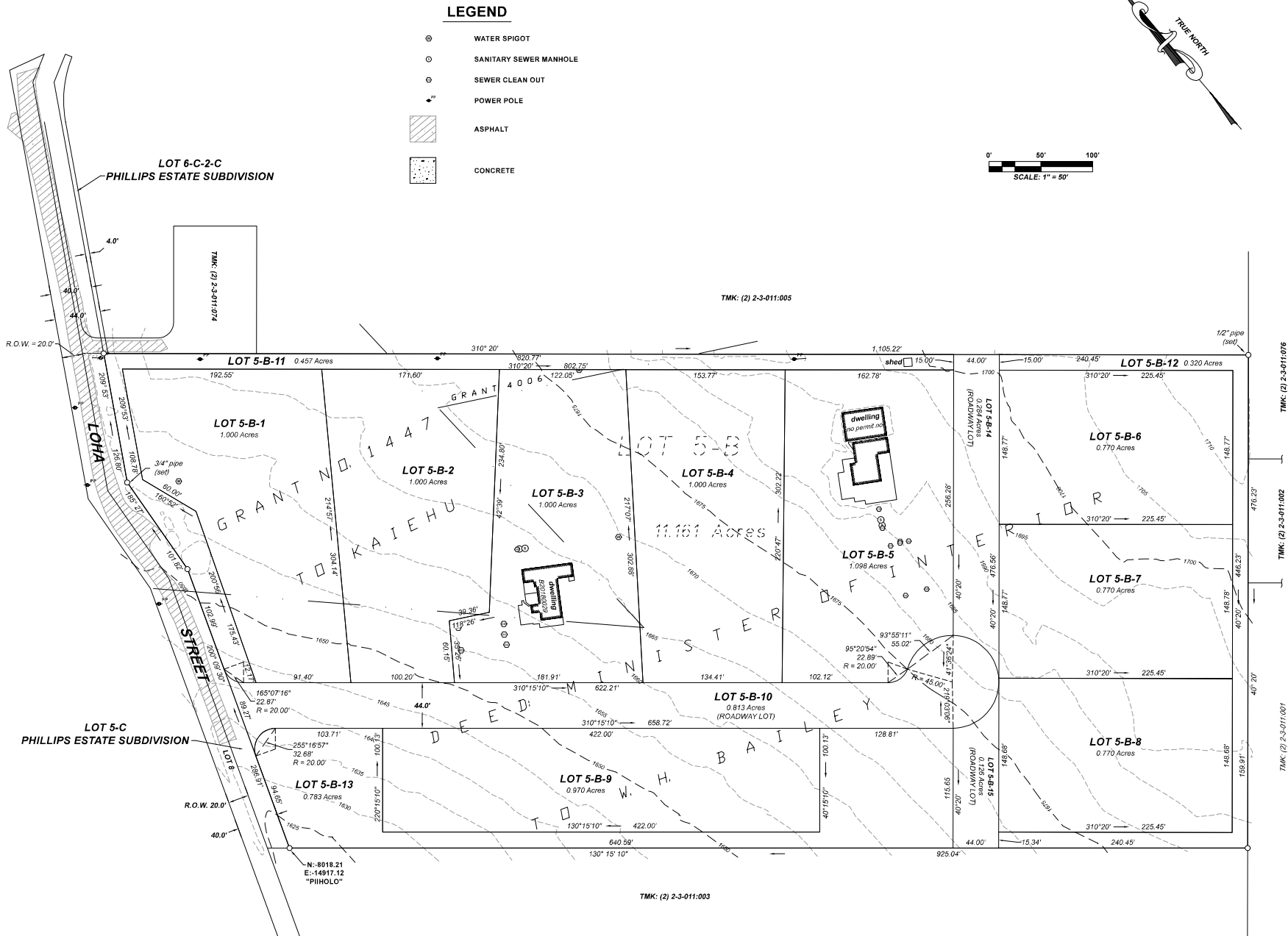
VICINITY MAP (NOT TO SCALE)

- NOTES:**
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PIIHOLO".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
 6. Owners are per the County of Maui, Real Property Assessment Division, Updated December, 2018.
 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0165.
 8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 9. All elevations are assumed. Contours generated from actual field survey. Interval = 5'.
 10. No existing easement discovered. No Easements created.
 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.
 12. Lots 5-B-11 & 5-B-12 are restricted use lots for the purpose of open space and drainage reserve in favor of the County of Maui.
 13. Lots 5-B-10, 5-B-14, AND 5-B-15 are roadway lots in favor of County of the Maui.

OWNERS:
SINGH, BALDEV
SINGH, KIM MAHIE
P.O. Box 880505
Pukalani HI 96798

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.

ACTION SURVEY
Action Survey LLC
P.O. Box 2585 Wailuku, HI 96793
Office: (808) 861-2400 Fax: (808) 819-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.odfengineers.com



LEGEND

- WATER SPIGOT
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- POWER POLE
- ASPHALT
- CONCRETE

**PRELIMINARY
PHILLIPS ESTATES SUBDIVISION**

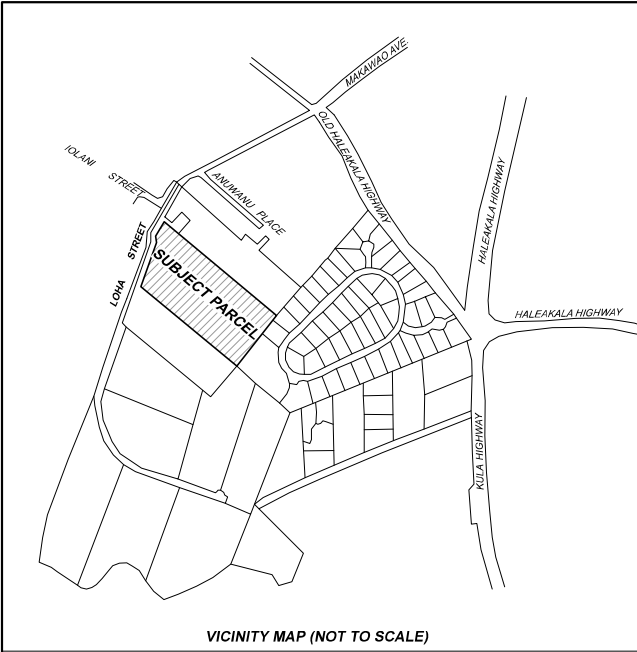
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 5-B-1 thru 5-B-9 & 5-B-13, Roadway Lots 5-B-10, 5-B-14 & 5-B-15 and Open Spaces Lots 5-B-11 & 5-B-12, being a portion of Royall Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahua, Makawao, Maui, Hawaii
T.M.K.: (2) 2-3-011:004

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: October 08, 2021
Revised Date: August 24, 2022



This map was prepared by me or under my direct supervision.

Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LSI2976
License Expiration Date: 30 April 2024



VICINITY MAP (NOT TO SCALE)

NOTES:

1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PIHILO".
2. Total developable lots = 8.
3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
4. Private sewer treatment will service Lots 5-B-1 thru 5-B-8.
5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
6. Owners are per the County of Maui, Real Property Assessment Division Updated December, 2018.
7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0165.
8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
9. All elevations are assumed. Contours generated from actual field survey. Interval = 5'.
10. Creating Easement "A", for access and utility purposes, affecting Lot 5-B-13, in favor of Lots 5-B-6 & 5-B-7.
11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.
12. Lots 5-B-10, 5-B-11, & 5-B-12 are restricted use lot for the purpose of open space and drainage reserve in favor of the County of Maui.
13. Lots 5-B-9, 5-B-13, & 5-B-14 are roadway lots in favor of County of the Maui.

OWNERS:

SINGH, BALDEV
SINGH, KIM MAHIE
P.O. Box 880505
Pukalani HI 96798

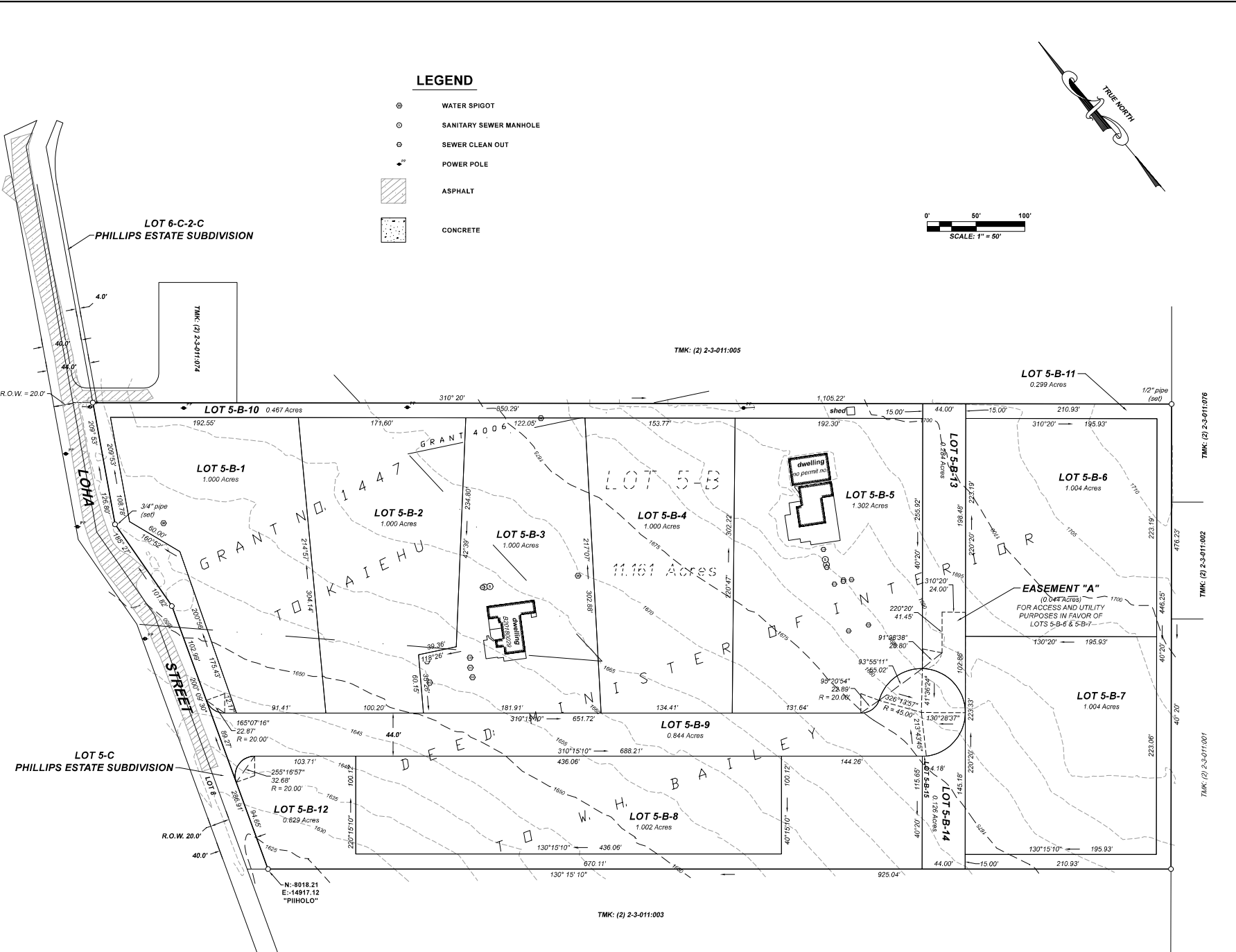
NOTES:

1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
2. 1/2" pipes were found at all boundary corners unless noted otherwise.



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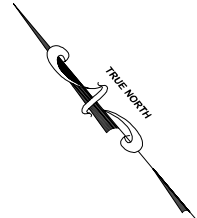
TMK: (2) 2-3-011-004



LEGEND

- WATER SPIGOT
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- POWER POLE
- ASPHALT
- CONCRETE

0' 50' 100'
SCALE: 1" = 50'



PRELIMINARY
PHILLIPS ESTATES SUBDIVISION
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into
Lots 5-B-1 thru 5-B-13, Roadway Lot and Open Spaces 5-B-11 thru 5-B-13, being a portion of
Royal Patent 1447 to Kaiehu, Land Patent #008 to Joe De Freitas Phillips and Deed of Minister of
Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: October 08, 2021
Revised Date: August 24, 2022
Revised Date: September 27, 2022

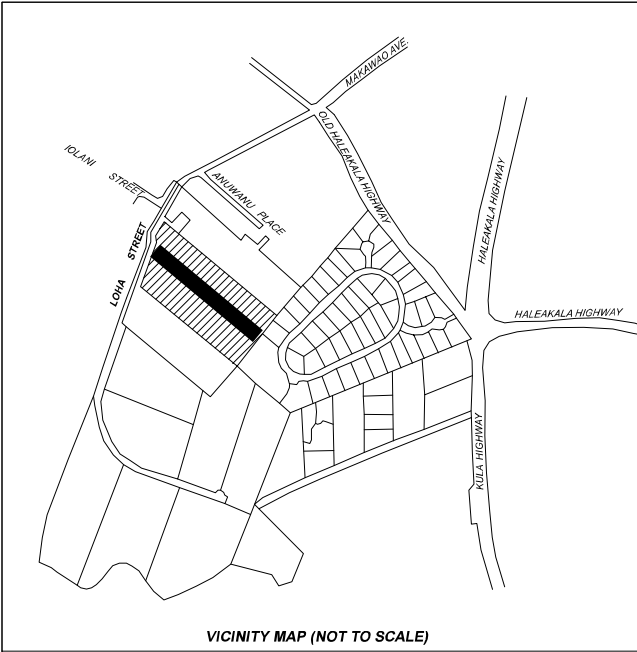
This map was prepared by me or under my
direct supervision.

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LST12978
License Expiration Date: 30 April 2024

Subdivision File No:

30" X 36"

*20220927



VICINITY MAP (NOT TO SCALE)

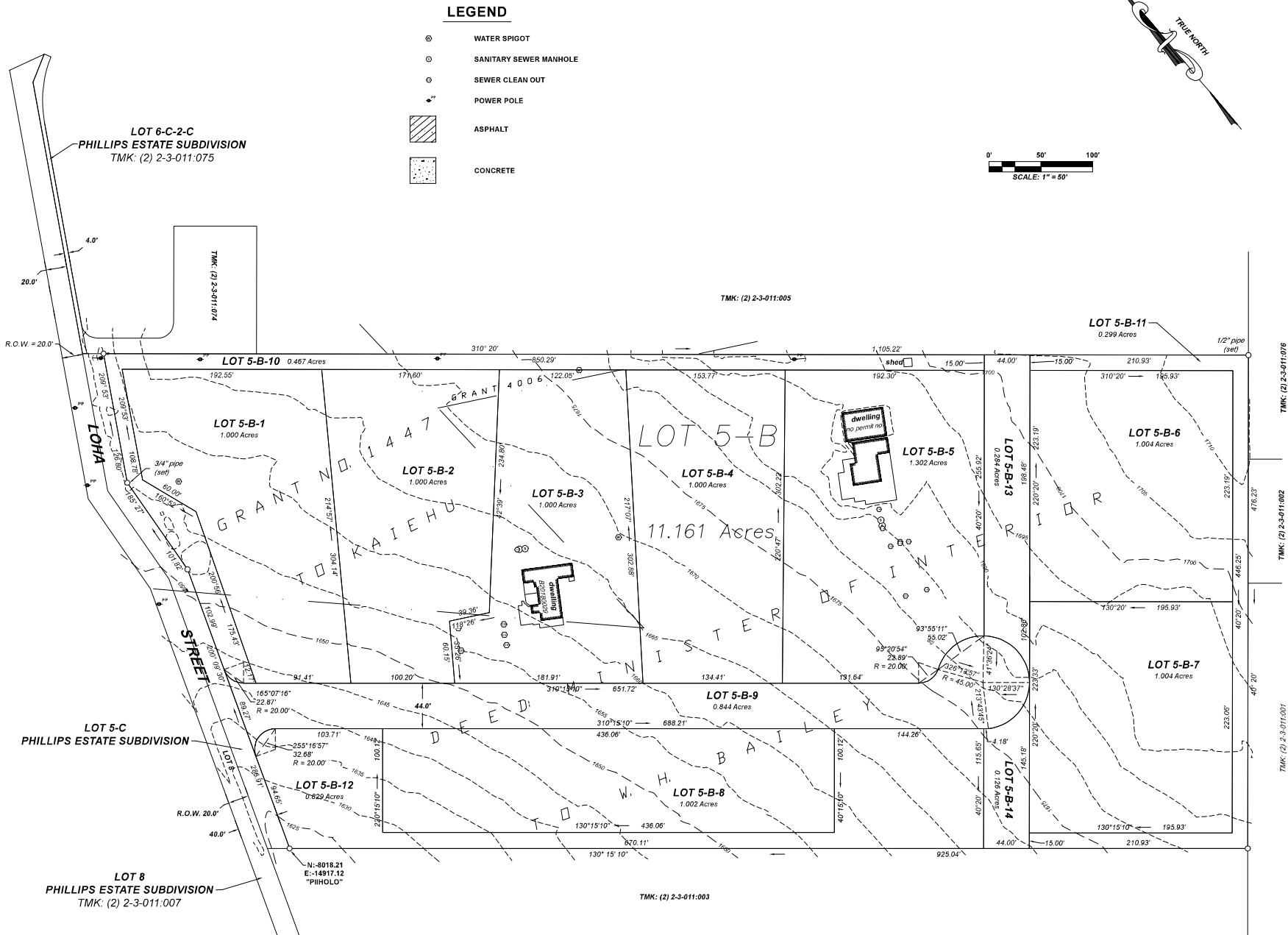
- NOTES:**
1. All measurements and coordinates shown hereon refer to Government Survey Triangulation Station "PIHOLE".
 2. Total developable lots = 8.
 3. Lots 5-B-1 thru 5-B-8 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-8.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
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 12. Lots 5-B-9, 5-B-13, & 5-B-14 are roadway lots to be maintained by the HOA.
 13. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:075 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010557.
 14. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:003 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010558.
 15. Lot 8 Phillips Estate Subdivision:
(A) Power pole with guy wire easement, as shown on Surveyor Map prepared by Warren S. Umemori, Registered Professional Land Surveyor, with Warren S. Umemori Engineering, Inc., dated February 6, 1984, revised May 1, 1984.
(B) Grant to GTE Hawaiian Telephone incorporated dated July 30, 1981, recorded in said Bureau of Conveyances in Liber 16089, Page 346.
(C) Grant to GTE Hawaiian Telephone incorporated dated October 21, 1982, recorded in said Bureau of Conveyances in Liber 16786, Page 352.

OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96798



Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
Office: (808) 861-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.cdfengineers.com

TMK: (2) 2-3-011:004



PRELIMINARY
PHILLIPS ESTATES SUBDIVISION
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into
Lots 5-B-1 thru 5-B-8, Roadway Lots and Open Spaces 5-B-9 thru 5-B-14, being a portion of Royal
Patent 1447 to Kalehu, Land Patent 4006 to Jon De Freitas Phillips and Deed of Minister of
Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahua, Makawao, Maui, Hawaii

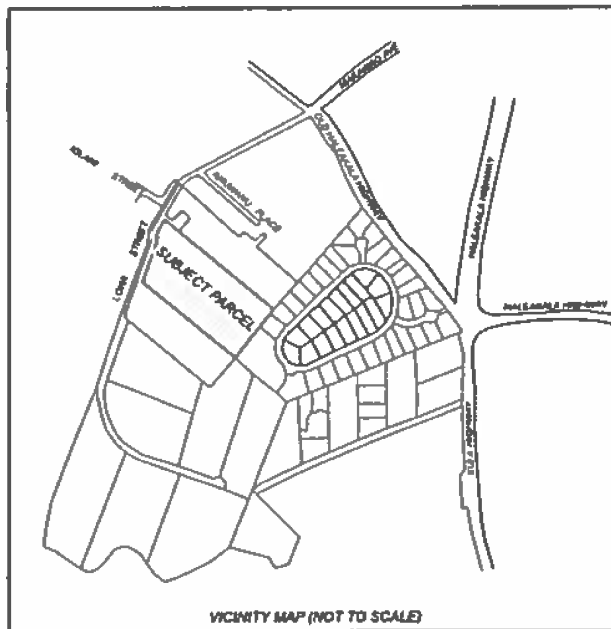
Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 11, 2021
Revised Date: September 27, 2022

This map was prepared by me or under my
direct supervision.
DRAFT
Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2024

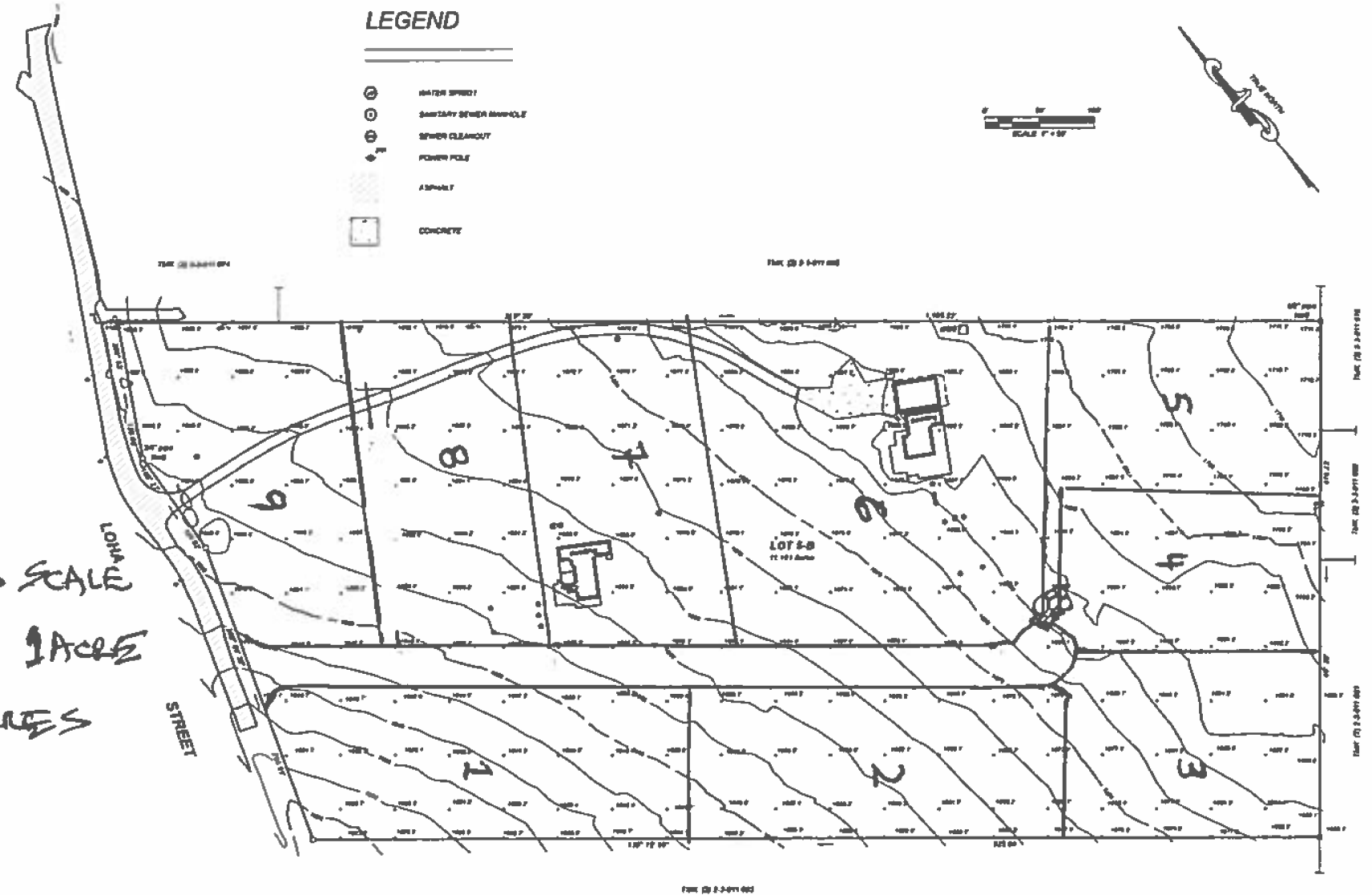
Subdivision File No:

30" X 36"

*20221103



* LOT DIVISION IS NOT TO SCALE
 ALL LOTS TO BE AT LEAST 1 ACRE
 EXCEPT LOT 6 ± 2 ACRES



**PRELIMINARY
 LOT 5-B PHILLIPS ESTATE SUBDIVISION**

Subdivision of Lot 5-B being a portion of Royal Patent 1447 to Karna, Land Patent #688 to Joe De France Phillips and David of Governor of Kansas 1911 Survey dated November 18, 1917 as recorded in Liber 53 at Page 412 Situated at Ketchikan, Aleutians, Alaska, Parcel

Prepared For:
 Arthur Dargatz
 arthur.dargatz@alaska.com

NOTES:
 1. This map is based on an actual field survey conducted on May 21 & June 12, 2019.
 2. 10' gaps were found at all boundary corners unless noted otherwise.
 3. Illustrations are based on assumed datum.

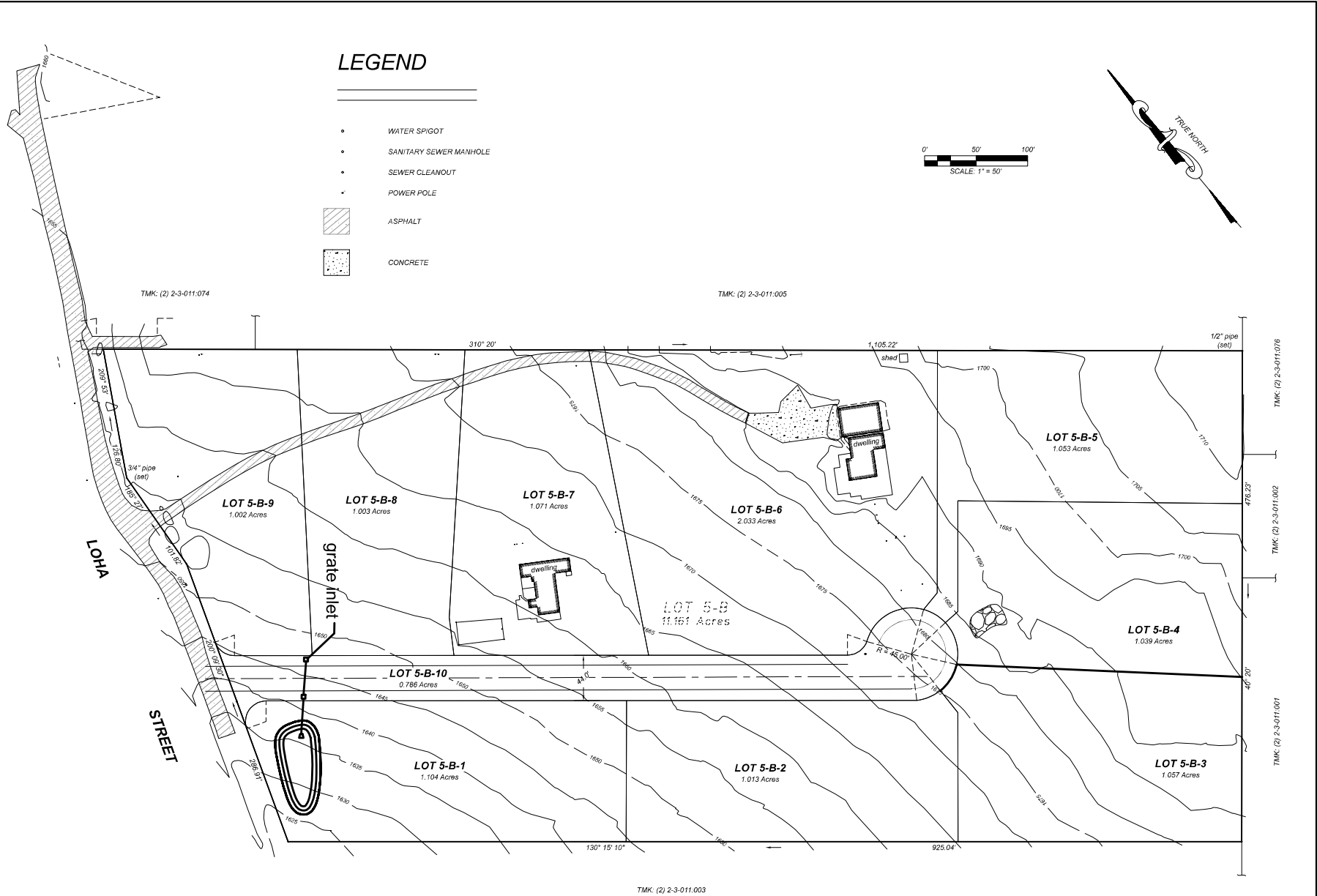
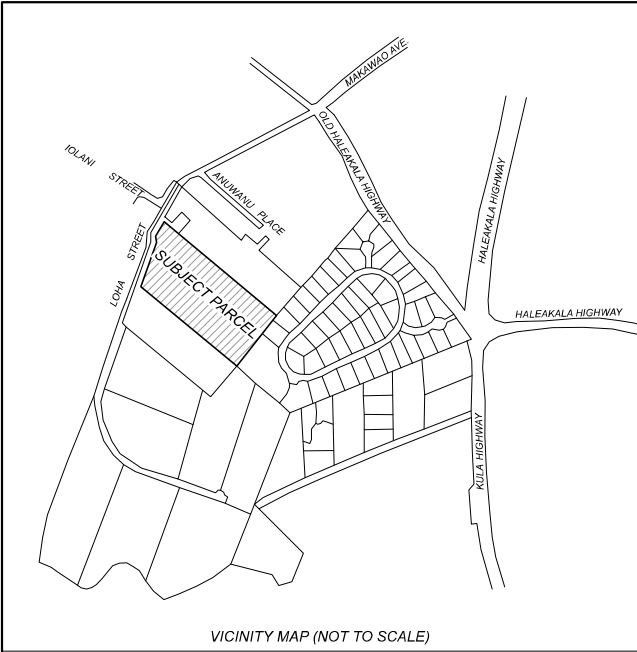
ACTION
 SURVEY

Arthur Dargatz Ltd.
 P.O. Box 2000, Anchorage, Alaska 99501
 Office: (907) 551-0000 Fax: (907) 551-0001
 E-Mail: arthur@action-survey.com
 Website: www.action-survey.com



Plot Date: July 11, 2019
 Revised Date:

This map was prepared by me or under my direct supervision.
DRAFT
 Joseph K. E. Liu
 Registered Professional Land Surveyor
 State of Alaska Certificate Number 12120190
 License Expiration Date: 30 April 2020



PRELIMINARY
LOT 5-B PHILLIPS ESTATE SUBDIVISION
subdivision of Lot 5-B, being a portion of Royal Patent 1447 to Kaiehu, Land
Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H.
Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situating at Keahua, Makawao, Maui, Hawaii

Prepared For :
Bakdev Singh
bakdevsingh@hotmail.com

- NOTES:
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.
 3. Elevations are based on assumed datum.

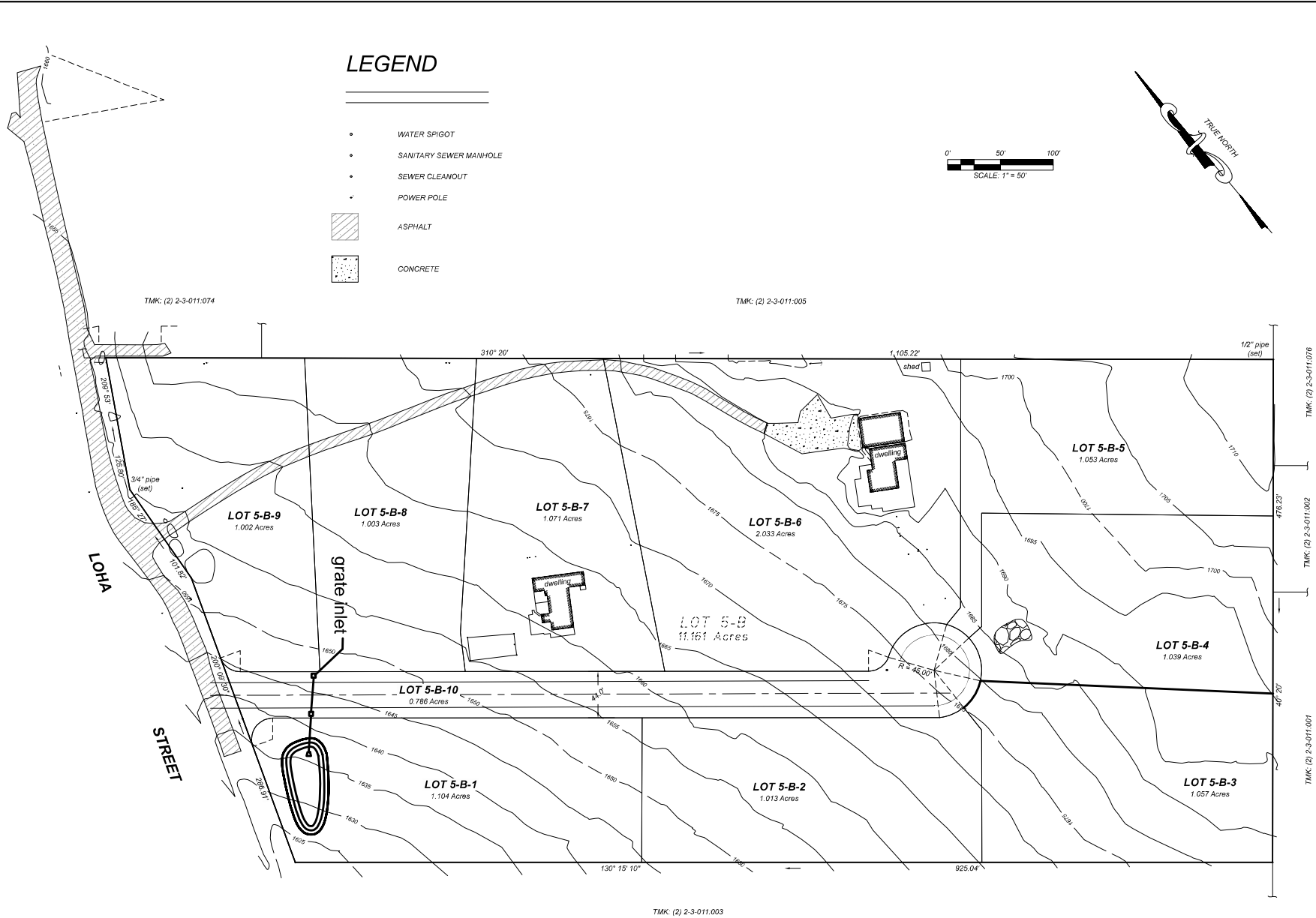
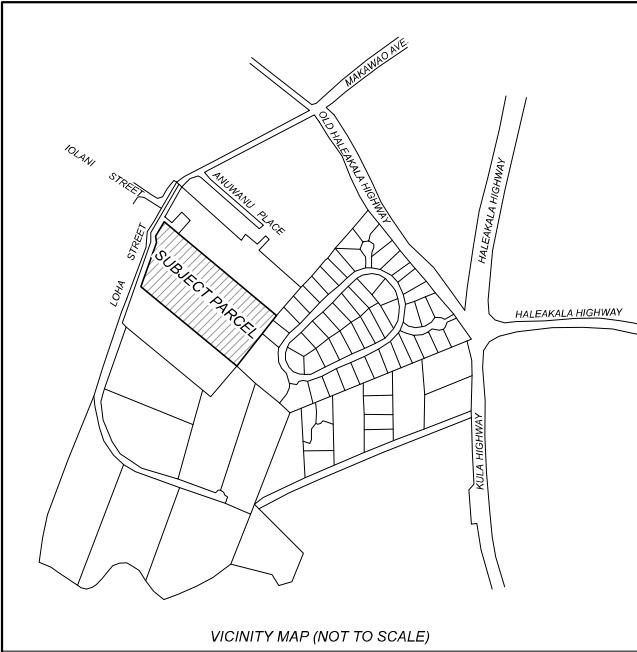


Action Survey LLC
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Office: (808) 891-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.offingengineers.com



Map Date: September 16, 2019
Revised Date:

This map was prepared by me or under my direct supervision:
DRAFT
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2020



PRELIMINARY
LOT 5-B PHILLIPS ESTATE SUBDIVISION
subdivision of Lot 5-B, being a portion of Royal Patent 1447 to Kaiehu, Land
Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H.
Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situating at Keahua, Makawao, Maui, Hawaii

Prepared For :
Bakdev Singh
bakdevsingh@hotmail.com

- NOTES:
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.
 3. Elevations are based on assumed datum.

Map Date: September 16, 2019
Revised Date:

This map was prepared by me or under my direct supervision:
DRAFT
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2020



Action Survey LLC
P.O. Box 2985 Waiuku, HI 96793
Office: (808) 891-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.actionsurveyhawaii.com





RECEIVED
SEP 27 2019

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME CDF Engineering LLC - Brandon Murr TELEPHONE 891-2400
PROJECT NAME LOT 5-B PHILLIPS ESTATE SUBDIVISION E-MAIL brandon@cdfengineers.com
PROPERTY ADDRESS 165 LOHA PLACE, KULA, HI 96790 TAX MAP KEY (2) 2-3-011:004

☒ Yes ☐ No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?

IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☒ No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?

IF YES, which exemption? (No. 1, 2, 3, 4 or 5) N/A

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):

1-lot into 9-lots for all land uses allowed by law

- INSTRUCTIONS:
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

☐ (SMA)
Special
Management Area

MAUI ISLAND Growth Boundary: ☒ Urban ☐ Small Town ☐ Rural ☒ Planned Growth Area ☐ Outside Growth Boundaries

PLAN Protected Area: ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN: ² Single family residential

COUNTY ZONING: R-3 (Residential)

OTHER/COMMENTS:

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES ³

& BASE FLOOD ELEVATIONS: Zone X

☐ FEMA DESIGNATED FLOODWAY

For Flood Zone AO, FLOOD DEPTH:

☐ (PD)
Planned
Development
☐ (PH)
Project District
☐ See
Additional
Comments (Pg.2)
☐ See
Attached LUD Map

SUBDIVISION LAND USE CONSISTENCY: ☒ Not Consistent, (LUDs appear to have NO permitted uses in common).

Paul Calder ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

(Signature)

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ ⁴ Consistent, (LUDs appear to have ALL permitted uses in common).

☐ ⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ ⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
- 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
- 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
- 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Shelly M. Kan-Hai Shelly M. Kan-Hai

(Signature)

10/3/19

(Date)

For: Planning Program Administrator, Zoning Administration and Enforcement Division

Not consistent with existing land use designations and the "Pukalani Expansion" Maui Island Plan

angelique@edcmaui.com

From: brandon@cdfengineers.com
Sent: Tuesday, October 22, 2019 2:34 PM
To: 'Doug Gomes'
Subject: FWD: Zoning and Flood Confirmation for TMK# (2) 2-3-011:004

Doug,

Please see email below from Paul....

Thank you

Brandon Murr, PE

CDF Engineering LLC

P.O. Box 2985
Wailuku, HI 96793

O: (808) 891-2400
F: (808) 879-2402

This message is intended solely for the addressee(s) named above. Its contents may be PRIVILEGED, CONFIDENTIAL and PROTECTED from disclosure. If you are not the intended recipient, any unauthorized use, disclosure or copying of this message or its contents is prohibited. If you have received this message by mistake, please notify the sender immediately by reply e-mail or by collect telephone call and delete this e-mail.

----- Original Message -----

Subject: RE: Zoning and Flood Confirmation for TMK# (2) 2-3-011:004
From: 'Paul Critchlow' <Paul.Critchlow@co.maui.hi.us>
Date: 10/18/19 7:50 am
To: 'brandon@cdfengineers.com' <brandon@cdfengineers.com>, 'Shelly KanHai' <Shelly.KanHai@co.maui.hi.us>

Hi Brandon,

You can view the Maui Island Plan at:
<https://www.mauicounty.gov/1120/Maui-Island-Plan-Overview>

The Pukalani Expansion is covered in Chapter 8, on some of the pages between 8-39 and 8-42. A subdivision triggers compliance with this document which will likely involve County Counsel approval to change the State District and possibly the county zoning and/or community plan depending on the exact proposal. If you do not do a subdivision, then you can do the uses allowed by both county R-3 and State Agriculture.

Mahalo,
Paul

>>> Shelly KanHai 10/17/2019 4:49 PM >>>

Aloha,

I have copied Paul on this email as the comments were made by him. He will assist you with your questions.
Thank you.

Shelly M. Kan-Hai

Land Use Permit Clerk

County of Maui

Department of Planning

Zoning Administration & Enforcement Division

2200 Main Street, Suite 335

Wailuku, Hawaii 96793

Telephone: (808)270-7253

Facsimile: (808) 270-7634

angelique@edcmaui.com

From: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Sent: Tuesday, January 14, 2020 9:58 AM
To: brandon@cdfengineers.com
Cc: baldevsingh@hotmail.com; Doug Gomes
Subject: Re: FWD: Fwd: Request for confirmation regarding Water Supply 165 Loha Street
Attachments: 23011004_WithUsesInCommon_1-2020.pdf

Hi Brandon,

Attached is your confirmation.

Please keep in mind the subdivision must still provide connectivity to the larger adjacent lots (such as roadway lots) and it must provide the park/open space lots within this subdivision (see page two of the confirmation form containing the Maui Island Plan Growth Area planning guidelines table). I'm available to meet in person before you design the subdivision, if you want, to discuss the connectivity and the park/open space lots.

Mahalo,
Paul

>>> <brandon@cdfengineers.com> 1/9/2020 9:42 AM >>>
Paul/Shelly,

Please see emails below regarding the limited water service at 165 Loha Place, Kula, HI 96790. Based on the meeting between Baldev Singh (owner), Doug Gomes (Engineer) and Michele on December 30, 2019, it is our understanding that the subdivision land use will now be considered consistent, based on this limited service from the Department of Water Supply. Are you all able to issue us a new Zoning and Flood Form to reflect this information? Let me know if there is anything else you need on our end.

Thank you

Brandon Murr, PE
CDF Engineering LLC
P.O. Box 2985
Wailuku, HI 96793

O: (808) 891-2400
F: (808) 879-2402

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Begin forwarded message:

From: Derek Takahashi <Derek.Takahashi@co.maui.hi.us>

Date: December 31, 2019 at 4:18:04 PM HST

To: "baldevsingh@hotmail.com" <baldevsingh@hotmail.com>

Cc: Michele McLean <Michele.McLean@co.maui.hi.us>, "edc@maui.net" <edc@maui.net>

Subject: Re: Request for confirmation regarding Water Supply 165 Loha Street

Hi Baldev,

No additional water meters, beyond the nine reserved water meters and the one existing water meter, are available at this time. Per MCC 14.13, additional water service in the Upcountry system must be from the Upcountry meter list, and TMK 2-3-011:004 is not on the Upcountry meter list. Further, there shall be only one meter installed/assigned to each subdivided lot.

Thanks,

Derek Takahashi, P.E.
Engineering Division
Department of Water Supply
County of Maui
Office: (808) 270-7627

>>> baldev singh <baldevsingh@hotmail.com> 12/30/2019 2:40 PM >>>

Aloha Derek:

I've spoken with Michele McClean at the Planning Dept regarding the subdivision of our above referenced property and she is copied here along with Douglas Gomes, our engineer. Can you please reaffirm that we are not eligible to get any additional water meters other than those already assigned—which are Nine 5/8ths inch meters and the upsizing of our current meter to 3/4 inch. An email to that effect is sufficient. Mahalo and Happy Holidays ...Baldev

Baldev Singh, PhD, R(B)
Broker
Kapalua Realty Co. Ltd.
808-280-5862
baldevsingh@hotmail.com



ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME CDF ENGINEERING LLC - BRANDON MURR TELEPHONE 808-891-2400
PROJECT NAME LOT 5-B PHILLIPS ESTATE SUBDIVISION E-MAIL BRANDON@CDFENGINEERS.COM
PROPERTY ADDRESS 165 LOLA PLACE, KULA HI 96790 TAX MAP KEY (2) 2-3-011:004

☒ Yes ☐ No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?

IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☒ No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?

IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):

1-LOT INTO 9-LOTS FOR ALL USES ALLOWED BY LAW.

- INSTRUCTIONS:**
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

☐ (SMA)
Special
Management Area

MAUI ISLAND PLAN Growth Boundary: ² ☒ Urban ☐ Small Town ☐ Rural ☒ Planned Growth Area ☐ Outside Growth Boundaries

PLAN Protected Area: ² ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN: ² SF (SINGLE FAMILY RESIDENTIAL)

COUNTY ZONING: R-3 (RESIDENTIAL)

OTHER/COMMENTS: MAUI ISLAND PLAN, PLANNED GROTH AREA (PUKALANI EXPANSION)

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES ³ X
& BASE FLOOD ELEVATIONS:

☐ FEMA DESIGNATED FLOODWAY

For Flood Zone AO, FLOOD DEPTH:

☐ (PD)
Planned
Development
☐ (PH)
Project District
☒ See
Additional
Comments (Pg.2)
☐ See
Attached LUD Map

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ ⁴ Consistent, (LUDs appear to have ALL permitted uses in common).

☐ ⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☒ ⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
- 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
- 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway. Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
- 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

At any time, a State Land Use District Boundary Amendment (DBA), Maui Island Plan (MIP), Community Plan Amendment (CPA), and/or a Change in Zoning (CIZ), may be completed to align the designations. This can be done instead of a limited permissible uses unilateral agreement, or it can be done to cancel an existing unilateral agreement.

TMK: (2) 2-3-011:004
Limited Permissible Uses Unilateral Agreement:

This parcel contains the following Land Use Designations:

1. State Land Use AGRICULTURE with a Land Study Bureau (LSB) Classification of C;
2. Maui Island Plan URBAN (PUKALANI EXPANSION PLANNED GROWTH AREA);
3. Community Plan SINGLE FAMILY; and
4. County Zoning R-3 RESIDENTIAL.

Any use to be conducted on this area must be allowed in all of the above designations. If the use is not allowed in one or more of the above designations, then it shall be a violation of law to conduct such use without obtaining appropriate approvals. Please consult the Department of Planning when considering proposed uses or structures.

Uses allowed by designation:

STATE DISTRICT AGRICULTURE: www.capitol.hawaii.gov

The uses allowed by the State for areas with a State Land Use District of AGRICULTURE are available in the Hawaii Revised Statutes 205-2 (LSB C, D, & E) and 205-4.5 (LSB A & B).

MAUI ISLAND PLAN URBAN: <http://www.mauicounty.gov/1120/Maui-Island-Plan-Overview>

The purpose of the Maui Island Plan Urban area is to ensure that future development occurs in an orderly fashion; allows in-fill and revitalization opportunities and encourages "new urbanism" and "neo-traditional design" techniques.

*20200114

MAUI ISLAND PLAN "PUKALANI EXPANSION PLANNED GROWTH AREA" (see attached pages 8-39 to 8-42 and Table 8-16).

Table 8 - 16: Pukalani Expansion Planned Growth Area

Background Information:					
Project Name: Pukalani Expansion			Directed Growth Map #: U1 & U2		
Type of Growth: Urban Expansion			Gross Site Acreage: 56 Acres		
Planning Guidelines:					
Dwelling Unit Count:	Approximately	311	Residential	Product	A Balance of SF and
	Units ²²		Mix:		MF
Net Residential Density:	9-11 du/acre		Parks and	Open	≥ 20%
			Space ²³ :		
			Commercial: Neighborhood Serving		

COMMUNITY PLAN SINGLE-FAMILY (SF): <http://www.mauicounty.gov/index.aspx?NID=423>

The uses allowed for areas with a Community Plan Designation of Single-Family are those uses envisioned in the Single-Family Land Use Category of the Community Plan and the uses allowed by Chapters 19.08, 19.09 and 19.10, Maui County Code, Residential, R-0 Zero Lot Line Residential and Duplex Districts, unless otherwise restricted by the Community Plan.

COUNTY ZONING R-3 RESIDENTIAL: www.municode.com

The uses allowed by the County for areas with a County zoning district of RESIDENTIAL are available in the Maui County Code, Chapter 19.08.

angelique@edcmaui.com

From: Justin Leisy <justin@cdfengineers.com>
Sent: Tuesday, September 17, 2019 9:50 AM
To: baldev singh
Cc: Douglas Gomes; Angelique Rogat; Brandon Murr; Kendra Murr; STACY@edcmaui.com; Peter Hamill; CDF Engineering
Subject: Re: Singh Subdivision (165 Loha Place - Makawao) AHI AHI SUBDIVISION : CANT OPEN FILE
Attachments: 19-056 SUBDIVISION MAP 09.17.19.pdf; Untitled attachment 00333.html

Baldev/Douglas,

Please see attached draft. Let me know if you have any comments. If not I will have Leslie and Brandon review and we will get this submitted.

Thanks,

From: brandon@cdfengineers.com
Sent: Thursday, January 9, 2020 9:43 AM
To: Paul Critchlow; Paul Critchlow; Shelly KanHai
Cc: Michele McLean; baldevsingh@hotmail.com; Doug Gomes
Subject: FWD: Fwd: Request for confirmation regarding Water Supply 165 Loha Street
Attachments: Zoning & Flood Signed.pdf

Paul/Shelly,

Please see emails below regarding the limited water service at 165 Loha Place, Kula, HI 96790. Based on the meeting between Baldev Singh (owner), Doug Gomes (Engineer) and Michele on December 30, 2019, it is our understanding that the subdivision land use will now be considered consistent, based on this limited service from the Department of Water Supply. Are you all able to issue us a new Zoning and Flood Form to reflect this information? Let me know if there is anything else you need on our end.

Thank you

Brandon Murr, PE

CDF Engineering LLC

P.O. Box 2985

Wailuku, HI 96793

O: (808) 891-2400

F: (808) 879-2402

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Begin forwarded message:

From: Derek Takahashi <Derek.Takahashi@co.maui.hi.us>
Date: December 31, 2019 at 4:18:04 PM HST
To: "baldevsingh@hotmail.com" <baldevsingh@hotmail.com>
Cc: Michele McLean <Michele.McLean@co.maui.hi.us>, "edc@maui.net" <edc@maui.net>
Subject: Re: Request for confirmation regarding Water Supply 165 Loha Street
Hi Baldev,

No additional water meters, beyond the nine reserved water meters and the one existing water meter, are available at this time. Per MCC 14.13, additional water service in the Upcountry system must be from the Upcountry meter list, and TMK 2-3-011:004 is not on the Upcountry meter list. Further, there shall be only one meter installed/assigned to each subdivided lot.

Thanks,

Derek Takahashi, P.E.
Engineering Division
Department of Water Supply
County of Maui
Office: (808) 270-7627

>>> baldev singh <baldevsingh@hotmail.com> 12/30/2019 2:40 PM >>>

Aloha Derek:

I've spoken with Michele McClean at the Planning Dept regarding the subdivision of our above referenced property and she is copied here along with Douglas Gomes, our engineer. Can you please reaffirm that we are not eligible to get any additional water meters other than those already assigned—which are Nine 5/8ths inch meters and the upsizing of our current meter to 3/4 inch. An email to that effect is sufficient. Mahalo and Happy Holidays ...Baldev

Baldev Singh, PhD, R(B)
Broker
Kapalua Realty Co. Ltd.
808-280-5862
baldevsingh@hotmail.com

From: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Sent: Wednesday, July 8, 2020 10:56 AM
To: angelique@edcmaui.com
Cc: edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2)
2-3-11: 004

Hi Angelique,

After reviewing the history so far on this which in short had me initially determining the subdivision is not consistent with the Maui Island Plan Planned Growth Area (MIP), and Doug meeting with Michele, and Michele determining it's possible for it to be made consistent; I don't think I could provide any meaningful specific comments without first finding out from Michele what her comments will be. I expect the decision on whether this subdivision is consistent with the MIP could be subjective with the possibility of different people having different opinions. Because Doug is already working with Michele on this one, during the subdivision review I will share my opinion with Michele, but the comments provided will be her comments.

If Doug feels the subdivision he is now proposing is consistent with the MIP, he may want to just submit his subdivision application to Public Works for the full review or he could check directly with Michele to see if she will say it is consistent.

Mahalo,
Paul

>>> <angelique@edcmaui.com> 7/6/2020 1:22 PM >>>

Aloha Paul

Is the County taking meetings right now? Doug wanted to meet regarding the new proposed layout for the Ahi Ahi Subdivision.

Mahalo for your time and Stay Safe!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat
900 Eha Street, Ste 201
Wailuku, HI 96793
(O) 808.242.1644
(C) 808.298.4327
(F) 808.242.0838
Email: angelique@edcmaui.com



From: Angelique Rogat <angelique@edcmaui.com>
Sent: Tuesday, January 21, 2020 10:00 AM
To: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Cc: baldevsingh@hotmail.com; edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Paul

8 am Thursday (1/23) will work. Thank you for taking the time to meet. Baldev and Doug will be in attendance.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(F) 808.242.0838

Email: angelique@edcmaui.com



From: Paul Critchlow [mailto:Paul.Critchlow@co.maui.hi.us]
Sent: Tuesday, January 21, 2020 9:48 AM
To: angelique@edcmaui.com
Cc: baldevsingh@hotmail.com; edc@maui.net
Subject: Re: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Angelique,

I am currently available this week Thursday only (1/23) at 8am or 9am or 1pm.

Please let me know asap if any of these times will work for you and I'll then reserve our meeting room.

Mahalo,

Paul

>>> <angelique@edcmaui.com> 1/17/2020 10:12 AM >>>

Aloha Paul

Could we schedule a meeting with you and our client to discuss the subdivision requirements. Hoping that you may have next week Thursday or Friday available.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Mahalo and **Happy New Year!**

Angelique Rogat

From: edc@maui.net
Sent: Thursday, August 13, 2020 2:03 PM
To: 'Kurt Watanabe'
Cc: 'Jordan Molina'; 'Nolly Yagin'; 'Rowena Dagdag-Andaya'; 'Angelique'; 'baldev singh'
Subject: RE: Ahi Ahi Subdivision

Kurt,

Thanks for the input on the requirement being required by the Maui Fire Department. There is no need to meet and discuss further at this time. I will contact Capt. Paul Haake to discuss this requirement and see if there are any other concerns they may have.

Mahalo,

Douglas

From: Kurt Watanabe <Kurt.Watanabe@co.maui.hi.us>
Sent: Thursday, August 13, 2020 12:55 PM
To: edc@maui.net
Cc: Jordan Molina <Jordan.K.Molina@co.maui.hi.us>; Nolly Yagin <Nolly.Yagin@co.maui.hi.us>; Rowena Dagdag-Andaya <Rowena.Dagdag-Andaya@co.maui.hi.us>; "Angelique" <angelique@edcmaui.com>; 'baldev singh' <baldevsingh@hotmail.com>
Subject: Re: Ahi Ahi Subdivision

Hi Douglas,

Thank you for the email. My understanding is that the maximum cul-de-sac road length is based more on a Fire Department requirement than a Public Works one, so my recommendation would be for you seek MFD's input as they may have additional requirements in order to allow any lengthening beyond the maximum 550' (per MCC 18.16.130). At this point, our Dept. would not entertain any design exception request on this matter without MFD's input and also without an explanation of why/how the standard 550' maximum length will negatively impact the subdivision.

Hopefully this helps provide guidance with your layout and plan of action. If you have additional questions and would still like to meet at 2pm, please let me know.

Thank you,

Kurt

Kurt Watanabe, PE
Civil Engineer (Traffic Section)
County of Maui
Dept. of Public Works - Engineering Division
808.463.3120

Kurt.Watanabe@co.maui.hi.us

>>> <edc@maui.net> 8/13/2020 11:15 AM >>>

Kurt,

Attached you will find a Topographic of the Sited for the Proposed subdivision and a Google Aerial of the site and adjacent areas. Also included are to possible subdivision layouts one showing the layout with a 500 ft cul-de-sac and a second with a length of about 690 ft.

Mr. Baldev Singh, the owner of the property (TMK (2)) 309-011: 004- Pukalani, Maui with 11.6 acres) name came up on the DWS water meter list and signed up and paid for 9 water meters for his property in Pukalani. The property is Zoned R-3 which allows for 10,000 sq. ft . lots but he proposes to have all 9 lots at 1.0 +/- acres. The planning Department has indicated that he needs to provide some open space are which we have show along the perimeter of the subdivision and well as a reserve for future road extension. Due to the depth of the lot we would like to request to be able to have a cul-de-sac greater than the 500 ft. limit that will allow for a better road and lot layout and accommodate the future road reserve. The subdivision would provide all on the other improvements required for this subdivision.

I look forward to speaking with you later today.

Please call or email if you have any questions or need any additional information.

Mahalo,
Douglas

900 Eha Street, Suite # 201
Wailuku, HI 96793
Ph: (808) 242-1644
Fax: (808) 242-0838
email: edc@maui.net

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

avast

This email has been checked for viruses by Avast antivirus software.
www.avast.com

angelique@edcmaui.com

From: Paul Haake <Paul.Haake@co.maui.hi.us>
Sent: Saturday, October 24, 2020 11:29 AM
To: edc@maui.net
Cc: angelique@edcmaui.com; baldevsingh@hotmail.com
Subject: Subdivision File #2.3383 Ahi Ahi Subdivision - Proposed Cul-De-Sac Designs

Hi Doug,

Our office would have no issue with either design of the proposed cul-de-sac. Our office will not have any issue with the longer cul-de-sac if Subdivisions allows it; in fact it looks to be a better design if the future road is to be installed at a later date.

FYI...our office has no record of this subdivision application.

Thanks,

Paul

Paul Haake
Captain - Fire Prevention Bureau
Dept. of Fire & Public Safety
County of Maui

313 Manea Place Wailuku, HI 96793
876-4690 office
876-4693 direct line
244-1363 fax

From: edc@maui.net
Sent: Wednesday, October 28, 2020 3:56 PM
To: 'Michele McLean'; 'Angelique'
Cc: 'Avis Teshima-Wong'; 'Paul Critchlow'; 'baldev singh'
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Michele,

Thank you for your review comments. I will discuss these concerns with Baldev and make some changes as appropriate and get back to you shortly.

Mahalo,
Douglas

From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Wednesday, October 28, 2020 3:24 PM
To: Angelique <angelique@edcmaui.com>
Cc: Avis Teshima-Wong <Avis.Teshima-Wong@co.maui.hi.us>; Paul Critchlow <Paul.Critchlow@co.maui.hi.us>; 'baldev singh' <baldevsingh@hotmail.com>; edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Aloha Angelique,

The proposed site plan looks pretty good, but we have a couple of minor requests:

1. The road reserve should be a separate lot(s) and not an easement. This can be a reserve strip or street plug under MCC 18.04.320 or 450. If/when the time comes for this to be built, it will make it a lot easier than dealing with encumbrances on three private lots.
2. The Open Space requirement in the Maui Island Plan is 20%, or approximately 2.23 acres. The road reserve (lot) and the perimeter open space lots can count toward this, which currently total 1.66 acres, so another 0.5 acres or so can be added. Also, on the plat, the notes should indicate that the open space perimeter lots are for shared use (pedestrian/bike) access to adjacent lots.

Also, you might be too far along in this plan to change it now, but condominiumizing might also be an option here that could concentrate the density and allow for a more flexible design. You have the zoning for greater density, but need to have an ag component due to the State Ag designation -- similar to what was done at Pauwela Farms. Just an option, not preferable.

If you still wish to meet, please contact my secretary Avis (copied on this email), and she can schedule a videoconference meeting with Paul and me. Please also let us know if there is anything other than the above that you wish to discuss.

Mahalo,
Michele.

>>> Angelique Rogat <angelique@edcmaui.com> 10/20/2020 10:58 AM >>>

Aloha Michelle

Please see the attached layout from Doug.

We look forward to hearing from you!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Michele McLean [mailto:Michele.McLean@co.maui.hi.us]

Sent: Thursday, October 15, 2020 1:27 PM

To: Angelique <angelique@edcmaui.com>

Cc: 'baldev singh' <baldevsingh@hotmail.com>; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Aloha Angelique,

Please send the revised subdivision layout to me, and then I can decide who from staff (if anyone) should also join the meeting.

Our meetings have been via videoconference.

Mahalo,

Michele.

>>> Angelique Rogat <angelique@edcmaui.com> 10/14/2020 8:50 PM >>>

Aloha Michele,

Mr. Douglas Gomes has I requested that I contact you to request a meeting regarding the Ahi Ahi Subdivision. Is the Planning Dept. meeting in person or online? May I please request a meeting at your earliest convenience. Mahalo!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Paul Critchlow [mailto:Paul.Critchlow@co.maui.hi.us]

Sent: Wednesday, July 08, 2020 10:56 AM

To: angelique@edcmaui.com

Cc: edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Angelique,

After reviewing the history so far on this which in short had me initially determining the subdivision is not consistent with the Maui Island Plan Planned Growth Area (MIP), and Doug meeting with Michele, and Michele determining it's possible for it to be made consistent; I don't think I could provide any meaningful specific comments without first finding out from Michele what her comments will be. I expect the decision on whether this subdivision is consistent with the MIP could be subjective with the possibility of different people having different opinions. Because Doug is already working with Michele

on this one, during the subdivision review I will share my opinion with Michele, but the comments provided will be her comments.

If Doug feels the subdivision he is now proposing is consistent with the MIP, he may want to just submit his subdivision application to Public Works for the full review or he could check directly with Michele to see if she will say it is consistent.

Mahalo,

Paul

>>> <angelique@edcmaui.com> 7/6/2020 1:22 PM >>>

Aloha Paul

Is the County taking meetings right now? Doug wanted to meet regarding the new proposed layout for the Ahi Ahi Subdivision.

Mahalo for your time and Stay Safe!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Angelique Rogat <angelique@edcmaui.com>

Sent: Tuesday, January 21, 2020 10:00 AM

To: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>

Cc: baldevsingh@hotmail.com; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Paul

8 am Thursday (1/23) will work. Thank you for taking the time to meet. Baldev and Doug will be in attendance.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(F) 808.242.0838

Email: angelique@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Paul Critchlow [<mailto:Paul.Critchlow@co.maui.hi.us>]

Sent: Tuesday, January 21, 2020 9:48 AM

To: angelique@edcmaui.com

Cc: baldevsingh@hotmail.com; edc@maui.net

Subject: Re: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Angelique,

I am currently available this week Thursday only (1/23) at 8am or 9am or 1pm.

Please let me know asap if any of these times will work for you and I'll then reserve our meeting room.

Mahalo,

Paul

>>> <angelique@edcmaui.com> 1/17/2020 10:12 AM >>>

Aloha Paul

Could we schedule a meeting with you and our client to discuss the subdivision requirements. Hoping that you may have next week Thursday or Friday available.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Mahalo and **New**

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com or accounting@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

Avast

This email has been checked for viruses by Avast antivirus software.
www.avast.com

angelique@edcmaui.com

From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Monday, December 21, 2020 4:40 PM
To: Angelique
Cc: Avis Teshima-Wong; Paul Critchlow; 'baldev singh'; edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2)
2-3-11: 004

Aloha Angelique,

We may not need to meet, or at least not yet.

The open space lots and configurations look good. However, Lots 6, 7, 8 and 9 are less than one acre, which is the minimum lot size in the State Agricultural District. These need to be at least one acre, or a State Special Permit can be obtained.

Mahalo,
Michele.

>>> <angelique@edcmaui.com> 12/21/2020 10:34 AM >>>
Merry Christmas Michele,

On behalf of Mr. Douglas Gomes, please see the attached updated proposed layout. He would like to schedule a meeting at your earliest convenience to discuss.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat
900 Eha Street, Ste 201
Wailuku, HI 96793
(O) 808.242.1644
(C) 808.298.4327
(F) 808.242.0838
Email: angelique@edcmaui.com



From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Wednesday, October 28, 2020 3:24 PM
To: Angelique <angelique@edcmaui.com>
Cc: Avis Teshima-Wong <Avis.Teshima-Wong@co.maui.hi.us>; Paul Critchlow <Paul.Critchlow@co.maui.hi.us>; 'baldev

singh' <baldevsingh@hotmail.com>; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Aloha Angelique,

The proposed site plan looks pretty good, but we have a couple of minor requests:

1. The road reserve should be a separate lot(s) and not an easement. This can be a reserve strip or street plug under MCC 18.04.320 or 450. If/when the time comes for this to be built, it will make it a lot easier than dealing with encumbrances on three private lots.
2. The Open Space requirement in the Maui Island Plan is 20%, or approximately 2.23 acres. The road reserve (lot) and the perimeter open space lots can count toward this, which currently total 1.66 acres, so another 0.5 acres or so can be added. Also, on the plat, the notes should indicate that the open space perimeter lots are for shared use (pedestrian/bike) access to adjacent lots.

Also, you might be too far along in this plan to change it now, but condominiumizing might also be an option here that could concentrate the density and allow for a more flexible design. You have the zoning for greater density, but need to have an ag component due to the State Ag designation -- similar to what was done at Pauwela Farms. Just an option, not preferable.

If you still wish to meet, please contact my secretary Avis (copied on this email), and she can schedule a videoconference meeting with Paul and me. Please also let us know if there is anything other than the above that you wish to discuss.

Mahalo,
Michele.

>>> Angelique Rogat <angelique@edcmaui.com> 10/20/2020 10:58 AM >>>

Aloha Michelle

Please see the attached layout from Doug.

We look forward to hearing from you!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com



From: Michele McLean [mailto:Michele.McLean@co.maui.hi.us]

Sent: Thursday, October 15, 2020 1:27 PM

To: Angelique <angelique@edcmaui.com>

Cc: 'baldev singh' <baldevsingh@hotmail.com>; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Aloha Angelique,

Please send the revised subdivision layout to me, and then I can decide who from staff (if anyone) should also join the meeting.

Our meetings have been via videoconference.

Mahalo,
Michele.

>>> Angelique Rogat <angelique@edcmaui.com> 10/14/2020 8:50 PM >>>

Aloha Michele,

Mr. Douglas Gomes has I requested that I contact you to request a meeting regarding the Ahi Ahi Subdivision. Is the Planning Dept. meeting in person or online? May I please request a meeting at your earliest convenience. Mahalo!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

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Email: angelique@edcmaui.com



From: Paul Critchlow [mailto:Paul.Critchlow@co.maui.hi.us]

Sent: Wednesday, July 08, 2020 10:56 AM

To: angelique@edcmaui.com

Cc: edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

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If Doug feels the subdivision he is now proposing is consistent with the MIP, he may want to just submit his subdivision application to Public Works for the full review or he could check directly with Michele to see if she will say it is consistent.

Mahalo,

Paul

>>> <angelique@edcmaui.com> 7/6/2020 1:22 PM >>>

Aloha Paul

Is the County taking meetings right now? Doug wanted to meet regarding the new proposed layout for the Ahi Ahi Subdivision.

Mahalo for your time and Stay Safe!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com



From: Angelique Rogat <angelique@edcmaui.com>

Sent: Tuesday, January 21, 2020 10:00 AM

To: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>

Cc: baldevsingh@hotmail.com; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004
Paul

8 am Thursday (1/23) will work. Thank you for taking the time to meet. Baldev and Doug will be in attendance. Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(F) 808.242.0838

Email: angelique@edcmaui.com



From: Paul Critchlow [<mailto:Paul.Critchlow@co.maui.hi.us>]

Sent: Tuesday, January 21, 2020 9:48 AM

To: angelique@edcmaui.com

Cc: baldevsingh@hotmail.com; edc@maui.net

Subject: Re: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

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Please let me know asap if any of these times will work for you and I'll then reserve our meeting room.

Mahalo,

Paul

>>> <angelique@edcmaui.com> 1/17/2020 10:12 AM >>>

Aloha Paul

Could we schedule a meeting with you and our client to discuss the subdivision requirements. Hoping that you may have next week Thursday or Friday available.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Mahalo and **Happy New Year!**

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com or accounting@edcmaui.com

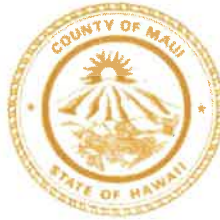


MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration



**COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793**

April 21, 2021

Mr. Brandon Murr
CDF ENGINEERING LLC
P.O. Box 2985
Wailuku, Hawaii 96793

**SUBJECT: LOT 5-B PHILLIPS ESTATE SUBDIVISION
TMK: (2) 2-3-011:004
SUBDIVISION FILE NO. 2.3383**

Dear Mr. Murr:

We are unable to process your application for preliminary subdivision approval due to the following:

1. Please re-submit the subdivision application on it's most current form. The revised application shall include the following:
 - a. Page 1: Confirm from DPW Engineering Division on the subject subdivision name as indicated in DSA application review letter dated August 7, 2019. The subdivision name shall be consistent on both the application and the preliminary plat.
 - b. Page 1: Provide the correct lot numbering of the proposed developable and non-developable lots.
 - c. Page 2: Provide information of the required improvements in accordance to Section 18.08.080.F of the Maui County Code.
2. Please correct the preliminary plat to include the requirements of the proposed cul-de-sac as previously stated in the August 19, 2019 letter and in accordance to Section 18.16.130 of the Maui County Code.
3. Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet.

Mr. Brandon Murr

SUBJECT: **LOT 5-B PHILLIPS ESTATE SUBDIVISION**
SUBDIVISION FILE NO. 2.3383

April 21, 2021

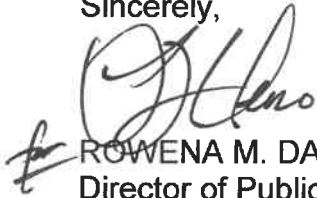
Page 2 of 2

4. The 'Open Space' lots on the preliminary plat shall have a specified designation of use and assigned a lot number.
5. Section 18.12.030.E.13.a MCC, states in part "...the director shall not approve any subdivision that causes any lot to be landlocked on the land subdivided or any adjacent land."

Please refer to the attached check set for comments and revisions.

If you have any questions regarding this letter, please contact the Aric McIntire at (808) 270-7252.

Sincerely,



ROWENA M. DAGDAG-ANDAYA
Director of Public Works

angelique@edcmaui.com

From: Brandon Murr <brandon@cdfengineers.com>
Sent: Friday, July 23, 2021 7:53 AM
To: baldev singh; Kendra Murr; Justin Leisy
Cc: Angelique Rogat; Doug Gomes
Subject: RE: Please confirm that revised subdivision application has been submitted

Baldev,

Subdivision Plats were resubmitted on Wednesday afternoon (07/23/2021).

Thank you

Brandon Murr, PE
CDF Engineering LLC



808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: baldev singh
Sent: Thursday, July 22, 2021 8:26 AM
To: Kendra Murr; Brandon Murr; Justin Leisy
Cc: Angelique Rogat; Doug Gomes
Subject: Please confirm that revised subdivision application has been submitted

Aloha:

Please confirm when our subdivision application was resubmitted. Thanks

Baldev Singh, PhD, R(B)
Broker
Coldwell Banker Island Properties (L)
808-280-5862
baldevsingh@hotmail.com

From: Justin Leisy <justin@cdfengineers.com>
Sent: Friday, August 6, 2021 3:21 AM
To: Doug Gomes
Cc: Brandon Murr
Subject: Re: Phillips Estate Subdivision (Singh)
Attachments: 19-056 SUBDIVISION REV 02.09 MAP 08.06.21.pdf; 2021-04-21 DSA comments.pdf; 2021-08-05 DSA Redlines.pdf

Doug,

For the "easement???" Question I think we just need to remove the driveway to Lot 5-B-5 so there are no questions as im sure we don't want an easement there and that driveway will be abandoned. Is that correct?

Also I have labeled Lots 14 and 15 as open space but I thing they will need to be designated as roadway otherwise lots 6-8 will be "landlocked".

The ROW is actually 40' wide with Lot 5-c so we should be good there.

Take a look at the revised Plat and call me at your convenience to discuss.

Thanks ,

Justin Leisy,
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

This message is intended solely for the addressee(s) named above. Its contents may be PRIVILEGED, CONFIDENTIAL and PROTECTED from disclosure. If you are not the intended recipient, any unauthorized use, disclosure or copying of this message or its contents is prohibited. If you have received this message by mistake, please notify the sender immediately by reply e-mail or by collect telephone call and delete this e-mail.

On Aug 5, 2021, at 2:21 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

JD,

More on this one. Please see attached redlines from DSA. Additionally, they are requesting a letter that specifically states how we addressed comments 1-5 of the attached transmittal. I have got number 1 completed, but can you/Doug let me know your responses to items 2-5?

Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[43668871].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

<2021-04-21 DSA comments.pdf><2021-08-05 DSA Redlines.pdf>

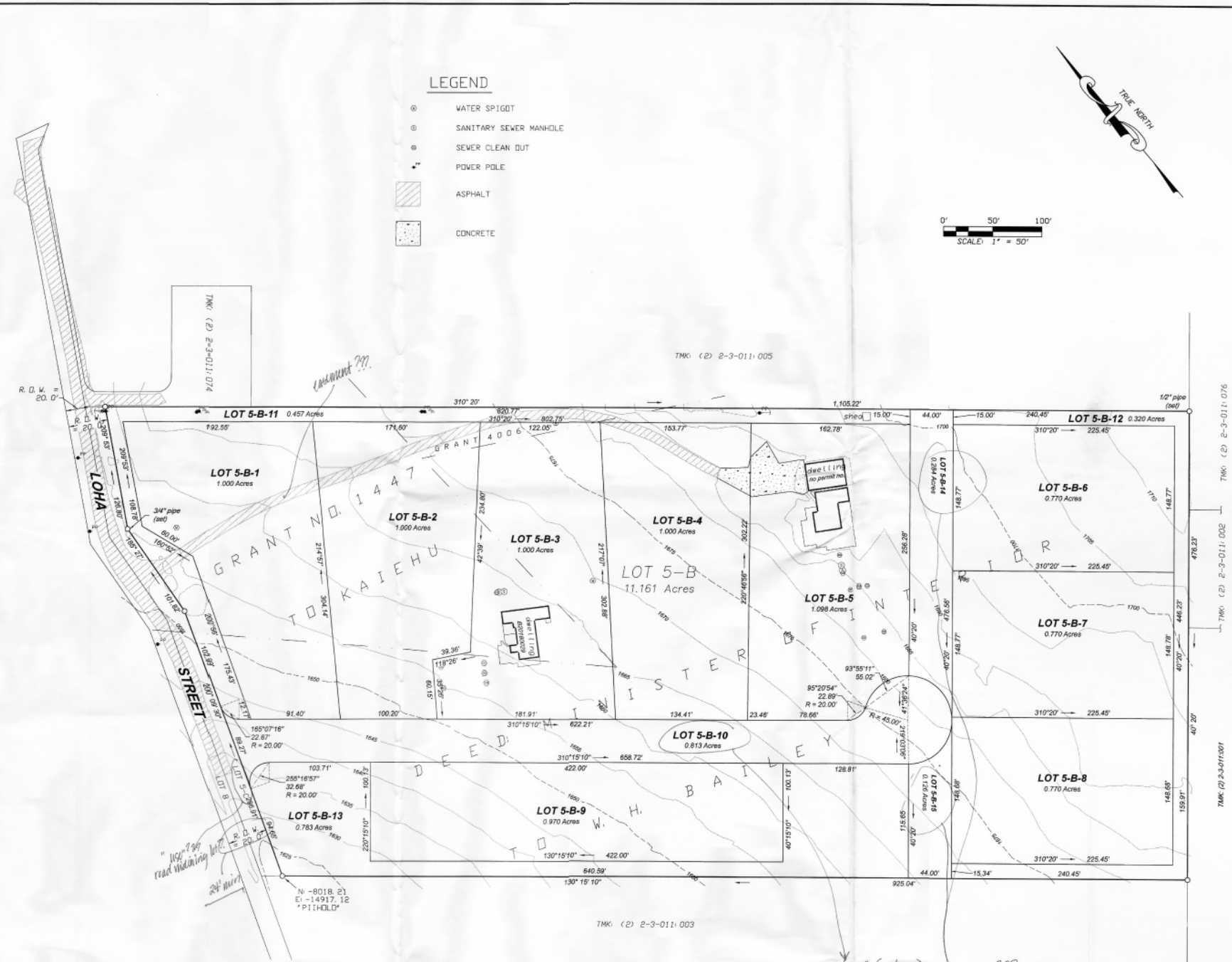


VICINITY MAP (NOT TO SCALE)

- NOTES:**
1. Azimuths and coordinates shown herein refer to Government Survey Triangulation Station "Piholo".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
 6. Owners are per the County of Maui, Real Property Assessment Division. Updated December, 2018.
 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or irrigation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0165.
 8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 9. All elevations are assumed. Contours generated from actual field survey. Interval = 5'.
 10. No existing easement discovered. No Easements created.
 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96788

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.



**PRELIMINARY
PHILLIPS ESTATES SUBDIVISION**
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 1-9, Roadway Lot and Open Spaces A, B & C, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahoe, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021



This map was prepared by me or under my direct supervision.

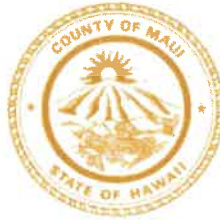
Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration



**COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793**

April 21, 2021

Mr. Brandon Murr
CDF ENGINEERING LLC
P.O. Box 2985
Wailuku, Hawaii 96793

**SUBJECT: LOT 5-B PHILLIPS ESTATE SUBDIVISION
TMK: (2) 2-3-011:004
SUBDIVISION FILE NO. 2.3383**

Dear Mr. Murr:

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Mr. Brandon Murr

SUBJECT: **LOT 5-B PHILLIPS ESTATE SUBDIVISION**
SUBDIVISION FILE NO. 2.3383

April 21, 2021

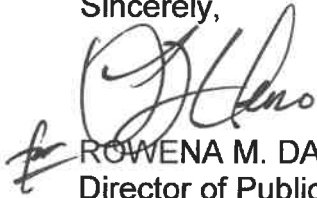
Page 2 of 2

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Please refer to the attached check set for comments and revisions.

If you have any questions regarding this letter, please contact the Aric McIntire at (808) 270-7252.

Sincerely,



ROWENA M. DAGDAG-ANDAYA
Director of Public Works

angelique@edcmaui.com

From: Justin Leisy <justin@cdfengineers.com>
Sent: Wednesday, August 11, 2021 8:45 AM
To: Brandon Murr
Cc: baldev singh; Doug Gomes
Subject: Re: Phillips Estate Subdivision (Singh)
Attachments: 19-056 SUBDIVISION REV 02.09 MAP 08.11.21.pdf

Brandon,

Here is the revised plat.

Thanks,

Justin Leisy,
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

This message is intended solely for the addressee(s) named above. Its contents may be PRIVILEGED, CONFIDENTIAL and PROTECTED from disclosure. If you are not the intended recipient, any unauthorized use, disclosure or copying of this message or its contents is prohibited. If you have received this message by mistake, please notify the sender immediately by reply e-mail or by collect telephone call and delete this e-mail.

On Aug 6, 2021, at 3:17 PM, edc@maui.net wrote:

Justin,
Yes, Baldev and I agree with the changes. Please see below comments and revise and resubmit as soon as possible.
Would you also send me a copy of the August 19, 2019 letter?
Mahalo,
Douglas

From: Justin Leisy <justin@cdfengineers.com>
Sent: Friday, August 6, 2021 3:21 AM
To: Doug Gomes <edc@maui.net>
Cc: Brandon Murr <brandon@cdfengineers.com>
Subject: Re: Phillips Estate Subdivision (Singh)

Doug,

For the "easement???" Question I think we just need to remove the driveway to Lot 5-B-5 so there are no questions as im sure we don't want an easement there and that driveway will be abandoned. Is that correct? YES, the existing driveway will not be needed

Also I have labeled Lots 14 and 15 as open space but I thing they will need to be designated as roadway otherwise lots 6-8 will be "landlocked". Yes, these lots 14 %15 will be used for future roadway to connect to the two adjacent lots and will be used for driveways access to lots 6, 7, & 8.

The ROW is actually 40' wide with Lot 5-c so we should be good there.

Take a look at the revised Plat and call me at your convenience to discuss.

Thanks ,

Justin Leisy,
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Aug 5, 2021, at 2:21 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

JD,

More on this one. Please see attached redlines from DSA. Additionally, they are requesting a letter that specifically states how we addressed comments 1-5 of the attached transmittal. I have got number 1 completed, but can you/Doug let me know your responses to items 2-5?

Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[43668871].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

<2021-04-21 DSA comments.pdf><2021-08-05 DSA Redlines.pdf>



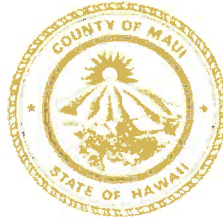
This email has been checked for viruses by Avast antivirus software.
www.avast.com

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

LANCE S. NAKAMURA, P.E.
Development Services Assistant
Administrator



**COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
110 ALA'IHI STREET, SUITE 214
KAHULUI, MAUI, HAWAII 96732**

September 13, 2021

Mr. Brandon Murr
CDF ENGINEERING LLC
P. O. Box 2985
Wailuku, Hawaii 96793

**SUBJECT: PHILLIPS ESTATES SUBDIVISION
TMK: (2) 2-3-011:004**

Dear Mr. Murr:

We are unable to process your application for preliminary subdivision approval due to the following:

1. The revised application shall include the following:
 - a. Page 2: Provide information of the required improvements in accordance to Section 18.08.080.F of the Maui County Code (see plat comments).
2. Please correct the preliminary plat to include the requirements of the proposed cul-de-sac as previously stated in the August 19, 2019 letter and in accordance to Section 18.16.130 of the Maui County Code.
3. Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet.
4. The 'Restricted Use' lots on the preliminary plat shall have a specified designation of use.

Mr. Brandon Murr
SUBJECT: **PHILLIPS ESTATE**
SUBDIVISION
SUBDIVISION FILE NO. 2.3406

May 7, 2021
Page 2 of 2

5. See DSA check set for additional comments.

And as a reminder, please fold plats to letter size (8½" x 11") with your submittal.

If you have any questions regarding this letter, please contact the Aric McIntire at (808) 270-7252.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aric McIntire', with a long horizontal flourish extending to the right.

Aric McIntire
DSA Subdivisions / Civil Construction
Civil Engineering III

From: edc@maui.net
Sent: Tuesday, November 9, 2021 3:10 PM
To: 'Brandon Murr'; 'Justin Leisy'
Cc: 'baldev singh'
Subject: RE: Phillips Estates
Attachments: lot boundary - ed valera .pdf; TMK MAP M23011.TIF

Justin and Brandon,

According to Aric McIntire there is a problem with Lot 5-C of the Phillips Estates Subdivision (See attached) Apparently subdivision this was not finalized and Lot 5-C is still a part of a flag lot servicing Lot 5-A. The pole portion need to be separated and provided with a lot description and Tax Map Key Number and recorded at Bureau of Convenances. This lot would then serve as a roadway widening lot for Lots 5-A and 5-B. This will satisfy the requirement that the roadway right-of-way with be at least twenty four (24) feet and provide the necessary access to Lot 5-B subdivision.

Please also add a note indicating that the cul-de-sac has been lengthen to accommodate existing site constraints for a future road extension to the two adjacent parcels to the North and South of Lot 5-B as required by the Planning Department.

It may be necessary to do a separate subdivision application for the road widening lot or is it possible in incorporate this change into the current subdivision application. We do not want to cause any encumbrance or future issues for the owners of Lot 5-A if the decide to subdivide their lot in the future.

Please review these comments and call me to discuss in greater detail on how we can expedite this process..

Mahalo,

Douglas

900 Eha Street, Suite # 201

Wailuku, HI 96793

Ph: (808) 242-1644

Fax: (808) 242-0838

email: edc@maui.net

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Brandon Murr <brandon@cdfengineers.com>
Sent: Monday, November 8, 2021 10:16 AM
To: Justin Leisy <justin@cdfengineers.com>
Cc: baldev singh <baldevsingh@hotmail.com>; edc@maui.net
Subject: Re: Phillips Estates

Doug/JD,

Back from our trip and getting back up to speed with everything. What is the current status here with Baldev's map in regard to Aric's most recent set of comments?

Thank you

Brandon Murr, PE

CDF Engineering LLC

P.O. Box 2985, Wailuku, HI 96793
O: (808) 891-2400

From: Brandon Murr <brandon@cdfengineers.com>
Sent: Monday, October 11, 2021 8:31 AM
To: Justin Leisy <justin@cdfengineers.com>
Cc: baldev singh <baldevsingh@hotmail.com>; edc@maui.net <edc@maui.net>
Subject: RE: Phillips Estates

Doug,

Let me know if there is a morning this week that works for you to go over your questions.

Thank you

Brandon Murr, PE
CDF Engineering LLC



808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: Justin Leisy
Sent: Monday, October 11, 2021 5:03 AM
To: Brandon Murr
Cc: baldev singh; edc@maui.net
Subject: Re: Phillips Estates

Yes, let me know when. The earlier in the day the better.

Justin Leisy, LSIT
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Oct 8, 2021, at 1:46 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

JD,
Would you have any availability to hop on a call with Doug next week? Hoping to get this resubmittal up to Aric as soon as possible.

Doug,
Did you have any luck reaching Aric to explain the "future road extension" and to discuss your previous conversations with Planning?

Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[45713704].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: [Justin Leisy](#)
Sent: Friday, October 8, 2021 5:41 AM
To: [Brandon Murr](#)
Cc: [baldev singh](#); edc@maui.net
Subject: Re: Phillips Estates

All,

I made the minor edits that I was able to.

Thanks,

Justin Leisy, LSIT
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Oct 7, 2021, at 12:22 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

All,

Please see attached redlines to accompany the previous comment letter from DSA.

Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[45658580].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: DSA SUBDIVISIONS
Sent: Wednesday, October 6, 2021 3:35 PM
To: Brandon Murr
Cc: Aric McIntire
Subject: Fwd: RE: Phillips Estates

Aloha Brandon,

Here is the check set for your records.

Mahalo,
Jae
>>> Aric McIntire 10/6/2021 2:53 PM >>>

>>> Brandon Murr <brandon@cdfengineers.com> 9/30/2021 1:50 PM >>>
Aric,

I just got the packet back for this one in the mail. I got your comment letter but number 5 refers to the "DSA Checkset" and it looks like I only have 3 maps here, with no checkset. Any chance you have that or it is in our pick up tray maybe?

Thank you

Brandon Murr, PE
CDF Engineering LLC
<IMAGE.png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: Aric McIntire

Sent: Thursday, September 9, 2021 1:45 PM

To: Brandon Murr

Subject: Phillips Estates

Brandon

I will be giving you a call about this documents.

808-270-7334

Aric McIntire

County of Maui

Development Services Administration

<2.3383 prel plat_dsa ck st_090221.pdf>

LAND PATENT GRANT 4006
TO JOE DE FREITAS PHILLIPS
310'20" - 1105.22

LOT 6-C-2-A
TMK(2) 2-3-11:05

FENCELINE IS INSIDE THIS LOT
electric power lines is inside this lot

PROPOSED
HOUSE

ROYAL
PATENT GRANT 1447
TO KAHUHU

LOT 5-B

Area = 11.161 Acres

DEED OF MINISTER OF INTERIOR TO W. H. BAILEY

LOT 1
TMK(2) 2-3-11:02

40'20" - 476.23

FENCELINE IS INSIDE THIS LOT

LOT 6-C-2-B
TMK(2) 2-3-11:04

set 1/2" pipe

209'53"

set 1/2" pipe

209'53"

set 1/2" pipe

209'53"

set 1/2" pipe

209'53"

set 1/2" pipe

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209'53"

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209'53"

set 1/2" pipe

209'53"

set 1/2" pipe

209'53"

set 1/2" pipe

185'27"
101.82

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

LOHA PLACE
200'09'30" - 286.91

FENCELINE IS INSIDE THIS LOT

130'15'10" - 925.04

LOT 5-A
TMK(2) 2-3-11:03

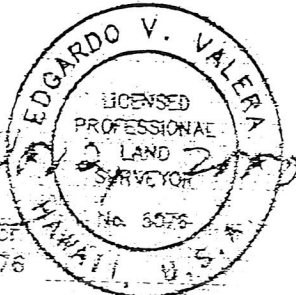
LOT 5-B

PHILLIPS ESTATES SUBDIVISION

Being portions of Royal Patent Grant 1447 to Kahu,
Land Patent Grant 4006 to Joe De Freitas Phillips and
Deed of Minister of Interior to W. H. Bailey
KEAHUA, MAKAWAO, MAUI, HAWAII

This work was prepared by me
or under my direct supervision.
VALERA, INC.

Edgardo V. Valera
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 5076



TRUE NORTH
Meridian of
SCALE: 1" = 100'
PIPHOLE

Scale 1" = 100 ft

T.M.K.(2) 2-3-11:04

*20211109

angelique@edcmaui.com

From: Aric McIntire <Aric.Mcintire@co.maui.hi.us>
Sent: Tuesday, November 16, 2021 4:53 PM
To: edc@maui.net
Subject: Phillips Subdivision
Attachments: 2.3383 prel plat_dsa ck st_090221.pdf; 2.178 - 1962.pdf; 223011003 RPA file.pdf; 2.1526.pdf

Douglas

I attached 4 files:

2.3383 check set

2.178 - this is the old subdivision. you can see faintly the words 5-C

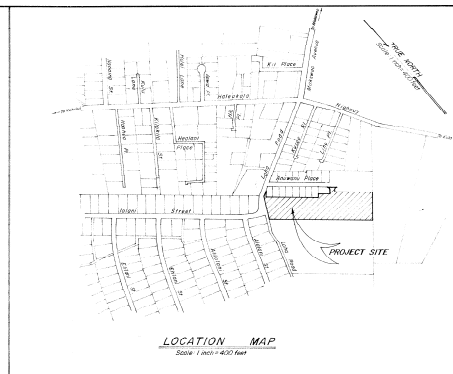
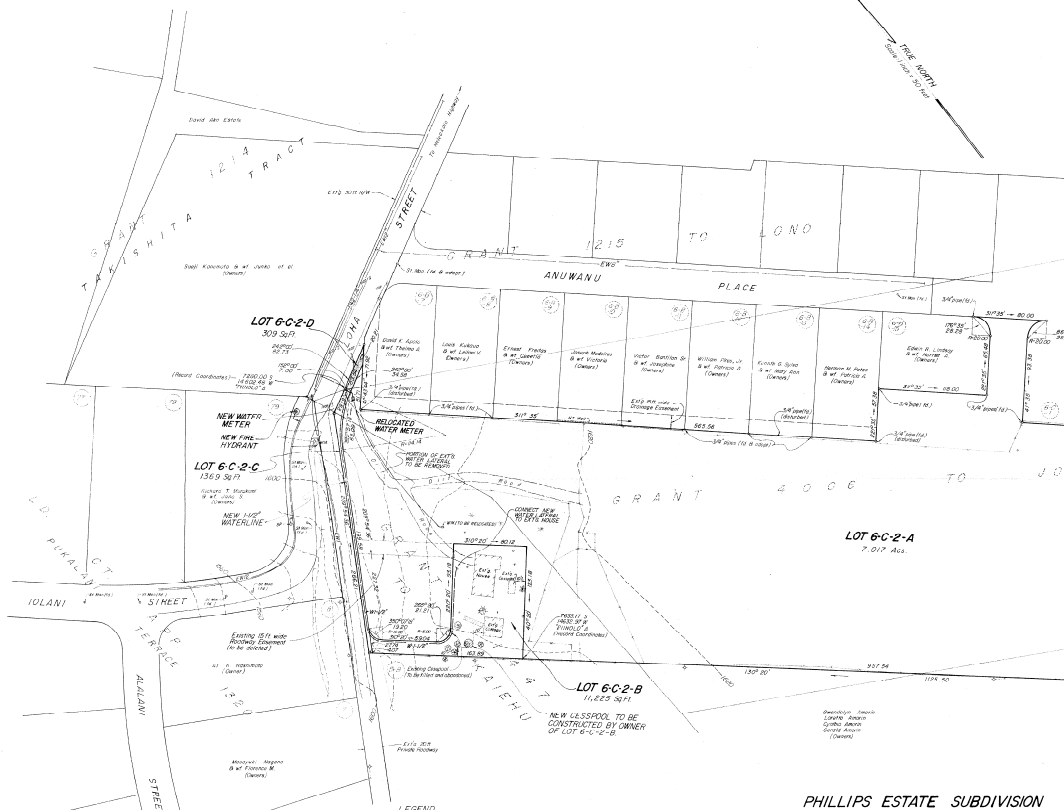
223011003 RPA File is a residential appraisal card showing Lots 5-A and 5-C

2.1526 - this is the neighboring subdivision showing a road widening lot

Aric McIntire

County of Maui

Development Services Administration



LOCATION MAP
Scale 1 inch = 400 feet

PHILLIPS ESTATE SUBDIVISION
SUBDIVISION OF LOT 6-C-2
INTO LOTS 6-C-2-A TO 6-C-2-D INCLUSIVE
AND DELETION OF A 15 FT WIDE ROADWAY EASEMENT, AFFECTING LOT 6-C-2

BEING PORTIONS OF GRANT 1847 TO KALENI, GRANT 4006
TO JOSE DE FREITAS PHILLIPS, AND GRANT 1216 TO LONO
KEANUA, MAKANAWA, MAUI, HAWAII

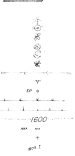
SCALE: 1"=150 FT
OWNER: WILLIAM S. AU AND
MARIAHNET II AU
ADDRESS: HONOLULU, HAWAII

FINAL SUBDIVISION APPROVAL
Subdivision and/or
easement has been approved by the Board of Civil
Engineers and Surveyors of the State of Hawaii.
JAN 13 1994
Director of Public Works



WARREN S. LINSOTT ENGINEERING, INC.
LOCAL 10 3110 KALANIL'ANI DRIVE, SUITE 200
WAILUKU, MAUI, HAWAII 96793
Reviewed By: J. O'NEILL
Approved By: J. O'NEILL
L.U.C.A. File No. 2-1004 DES. 10 No. 84-29

LEGEND

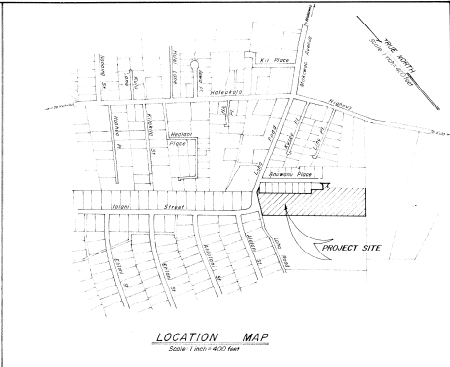
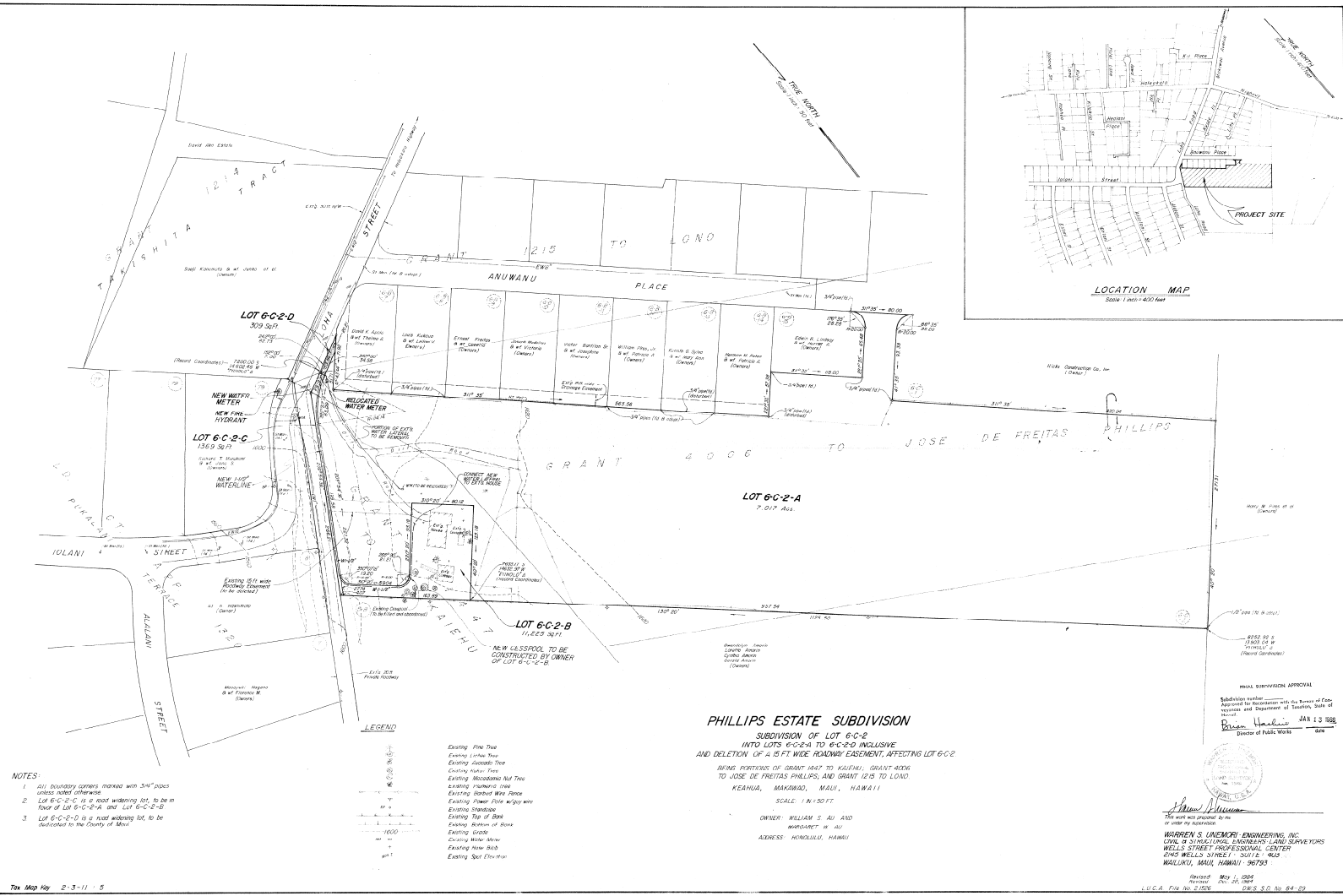


Existing Fire Line
Existing Utility Line
Existing Easement Line
Existing Right-of-Way Line
Existing Proposed Road
Existing Proposed Water Line
Existing Stationing
Existing Top of Bank
Existing Bottom of Bank
Existing Grade
Existing Water Meter
Existing New Sid
Existing Spot Elevation

- NOTES:**
1. All boundary corners marked with 3/4" pipes unless noted otherwise.
 2. Lot 6-C-2-C is a road widening lot. To be in favor of Lot 6-C-2-A and Lot 6-C-2-B.
 3. Lot 6-C-2-D is a road widening lot to be dedicated to the County of Maui.

RESIDENTIAL APPRAISAL CARD

[illegible]



PHILLIPS ESTATE SUBDIVISION
 SUBDIVISION OF LOT 6-C-2
 INTO LOTS 6-C-2-A TO 6-C-2-D INCLUSIVE
 AND DELETION OF A 15 FT WIDE ROADWAY EASEMENT, AFFECTING LOT 6-C-2

BEING PORTIONS OF GRANT ROAD TO KALANI, GRANT ROAD
 TO JOSE DE FREITAS PHILLIPS, AND GRANT RD TO LONO.

KEANUA, MAKIWAHO, MAUI, HAWAII
 SCALE: 1"=50 FT
 OWNER: WILLIAM S. AU AND
 MARGARET M. AU
 ADDRESS: HONOLULU, HAWAII

PHILIPS ESTATE SUBDIVISION
 Subdivision map as
 Approved for Recordation with the Bureau of Public
 Records and Department of Taxation, State of
 Hawaii.
 Date: Jan 13 1988
 Director of Public Works

William S. Au
 WILLIAM S. AU
 ENGINEER, INC.
 1000 B. STREET, LONOA, HAWAII 96759
 WELLS STREET PROFESSIONAL CENTER
 400 WELLS STREET, SUITE 100
 WALLING, MAUI, HAWAII 96793

Revised: May 14 1988
 L.U.C.A. File No. 2-108
 D.E.S. S.D. No. 84-29

- NOTES:**
1. All boundary corners marked with 3/4" pins unless noted otherwise.
 2. Lot 6-C-2-C is a road widening lot, to be in favor of Lot 6-C-2-A and Lot 6-C-2-B.
 3. Lot 6-C-2-D is a road widening lot, to be dedicated to the County of Maui.

LAND DESCRIPTION

LOT 5-C"

All that certain parcel of land being a portion of Royal Patent Grant 1447 to Kaiehu, Land Patent 4006 to Joe de Frietas Phillips and Deed of Minister of Interior W. H. Bailey dated November 10, 1877 as recorded in Liber 52 at Page 412, being also a portion of Lot 5 of the "Phillips Estate Subdivision" situated at Keahua, Makawao, Maui, Hawaii

Beginning at the Southeast corner of this parcel of land, being the Southwesterly corner of Lot 5-B of "Phillips Estate Subdivision", being also point on the Northerly boundary of Lot 5-A of "Phillips Estate Subdivision", the coordinates of said point of beginning referred to Triangulation Station "PIIHOLO" being 8018.21 feet South and 14,917.12 feet West and running by azimuths measured clockwise from true South thence:

1. 130°15'10" 21.30 feet along the Northerly boundary of Lot 5-A of "Phillips Estate Subdivision" to a point, thence;
2. 200°09'30" 277.01 feet along the Easterly side of Loha Place to a point, thence;
3. 185°27' 103.57 feet along same, thence;
4. 209°53' 134.82 feet along same, thence;
5. 310°20' 20.34 feet along Lots 6-C-2-C and 6-C-2-B of "Phillips Estate Subdivision" (LUCA File No. 2.1526 to a point, thence;
6. 29°53' 126.80 feet along the Westerly boundary of Lot 5-B of "Phillips Estate Subdivision" to a point, thence;
7. 5°27' 101.82 feet along same, thence;
8. 200°09'30" 286.91 feet along same, to the point of beginning and containing an area of 0.24 Acres, more or less.

This description was prepared by me or under my direct supervision.

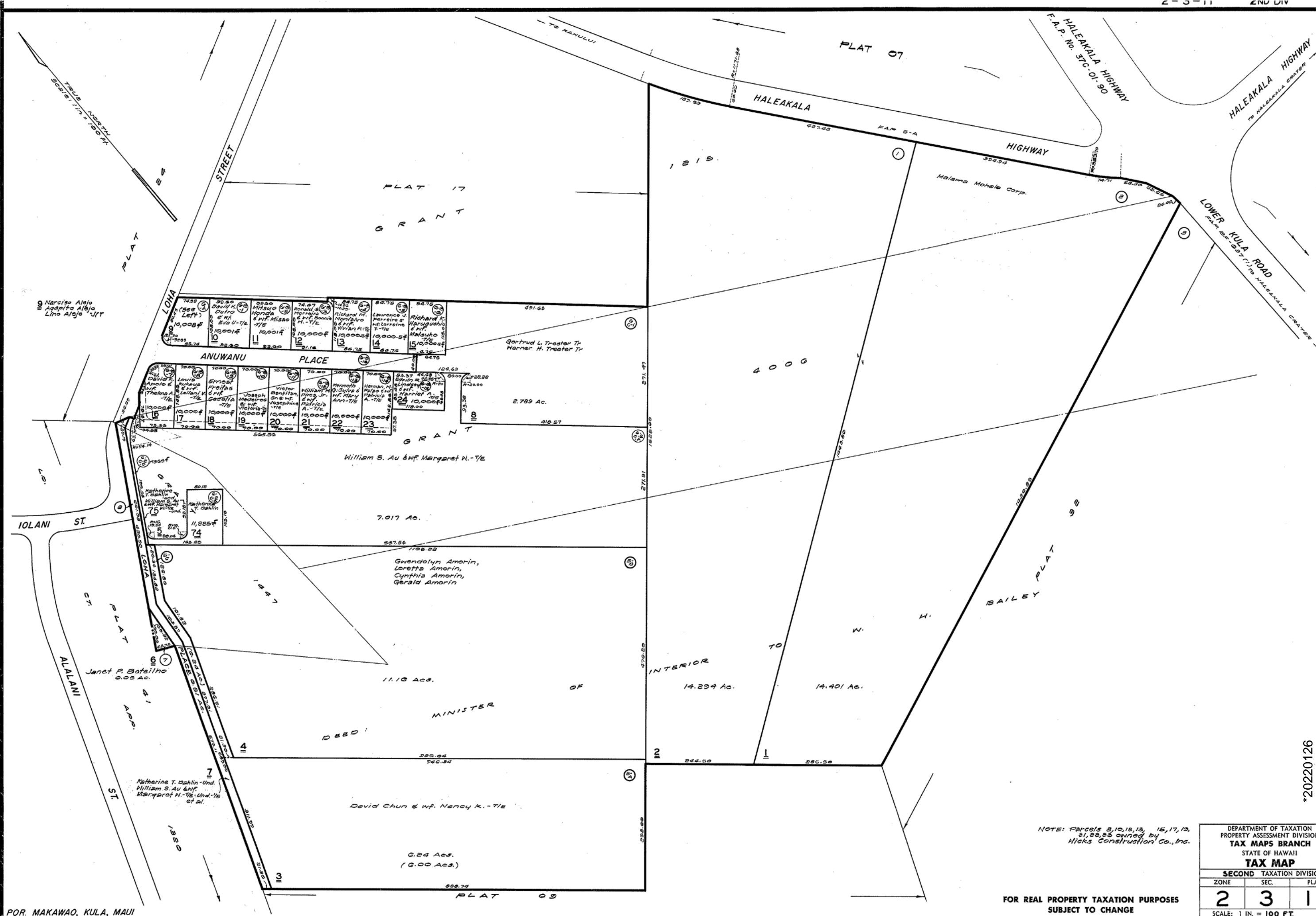


Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
Expiration Date: 30 April 2022



FEB 18 1969
APR 28 1969
MAY 20 1970
NOV 1 1970
DEC 3 1970
JAN 1 1971
MAR 5 1971
MAY 6 1971
FEB 24 1976

DWG. NO. 1896 REVISED
SOURCE: TAXATION MAPS BRANCH
BY: N.W.L.B. DATE: AUGUST 20, 1964
DATE: JUNE 1, 1965



POR. MAKAWAO, KULA, MAUI

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION PROPERTY ASSESSMENT DIVISION TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
SECOND TAXATION DIVISION		
ZONE	SEC.	PLAT
2	3	11
SCALE: 1 IN. = 100 FT.		

*20220126

angelique@edcmaui.com

From: dave@tonytlaw.com
Sent: Thursday, May 12, 2022 8:36 AM
To: 'baldev singh'; edc@maui.net
Cc: angelique@edcmaui.com
Subject: FW: Phillips Estate Subdivision

Good morning,

I was finally able to speak with Aric McIntire, advising that the Easements looked good.

Please see the e-mail he follow-ed up with confirming DSA's position and providing a separate comment.

Dave

David M. Jorgensen, Esq.
Takitani Agaran Jorgensen & Wildman, LLLP
24 North Church Street, Suite 409
Wailuku, Maui, Hawaii 96793

(808) 242-4049, Ext. 208 (B)
(808) 244-4021 (F)
dave@tonytlaw.com (e-mail)

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From: Aric McIntire <Aric.Mcintire@co.maui.hi.us>
Sent: Thursday, May 12, 2022 7:46 AM
To: dave@tonytlaw.com
Subject: Re: Phillips Estate Subdivision

The non-exclusive access and utility easements documents are satisfactory to handle the access and right-of-way issues for this project. These will need to be signed, notarized, and recorded.

These documents will satisfy:

" Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet. "

My direct number is 808-270-7334

Aric McIntire

>>> <dave@tonytlaw.com> 3/28/2022 10:53 AM >>>
Aloha Aric,

I apologize for the delay in getting back to you with the proposed Easements for Mr. and Mrs. Singh and the Phillips Subdivision . . . it needed more “clarifying” than we initially thought!

Anyway, I’m sending you this e-mail so you can (hopefully) look at the draft Easements and give us your thoughts before we have them executed by all parties and recorded. I’m including the following:

1. Non-Exclusive Access and Utility Easement from Chun to Singh over and across Lot 5-C;
2. Non-Exclusive Access and Utility Easement from Loha Properties and Kathleen A. Rose, Trustee to Singh over and across Lot 6-C-2-C, aka TMK No. (2) 2-3-011-075 (“Parcel 75”);
3. Limited Warranty Deed dated January 24, 1990, recorded as Doc No. 90-013807 from Hawaiian Trust Company Limited, Personal Representative of the Estate of Katherine T. Dahlin, to Tommy T. Mine and Kathleen Rose Mine; and
4. Limited Warranty Deed dated June 22, 2012, recorded as Doc No. A-46100335 from Tommy T. Mine and Kathleen Rose Mine, Trustees of the Rose and Mine Living Trust, to Kathleen A. Rose, Trustee under the Kathleen A. Rose Living Trust,. Dated June 22, 2012.

The info we had from the County had Katherine Dahlin as an owner of Parcel 75. However, no one knew she was involved or how to get in touch with her. It turns out, she had passed away and her interest in TMK No. (2) 2-3-011-074, along with an undivided interest in Parcel 75, was conveyed to Mine and Rose and then ended up in just the name of Kathleen A. Rose, Trustee. Please note that there was a Deed between the two Deeds I’m attaching that was from Mr. Mine and Ms. Rose to them as Trustees together. I haven’t gotten a copy of that Deed because it’s obvious from the 2012 Deed (in the middle of page 8) that it had been recorded but, if you need it, let us know.

Anyway, I’m sorry for the long explanation but I think we’ve been able to connect all the dots and would really love to be able to move forward and wrap this part of this project up! After you review the attached, we’re hoping you can confirm that, with the completion of these easements you will approve my clients’ readiness for submission of the Application for Preliminary Subdivision.

Please give me a call with any questions or comments. And we all thank you very much!

Dave

David M. Jorgensen, Esq.
Takitani Agaran Jorgensen & Wildman, LLLP
24 North Church Street, Suite 409
Wailuku, Maui, Hawaii 96793

(808) 242-4049, Ext. 208 (B)
(808) 244-4021 (F)
dave@tonytlaw.com (e-mail)

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From: Aric McIntire <Aric.Mcintire@co.maui.hi.us>
Sent: Friday, June 3, 2022 4:27 PM
To: brandon@cdfengineers.com
Cc: jake@cdfengineers.com; Justin Leisy; edc@maui.net
Subject: Re: Lot 5-B Phillips Estate Subdivision (TMK (2) 2-3-011:004) - 2.3383 - SUBD20190015
Attachments: Singh Notarized Easement.pdf; Singh - Chun and Loha Prop Easements.pdf

Flag Status: Flagged

That document most likely will not pass BOC review. The notary is for an 8 page document and this document is for 26 pages.

What happened to the other document that is between parcels 003 & 004?

The two documents together only satisfies this part of the denial letter:

"" Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet. " "

SUBD20190015 = 2.3383 - I have added you as a contact, and you should be able to submit to MAPPS. DSA will need the recorded copies of these documents with your submittal.

Aric McIntire
County of Maui
808-270-7334

>>> Brandon Murr <brandon@cdfengineers.com> 5/20/2022 9:06 AM >>>

Aric,

Please see attached proposed roadway easement regarding the subject subdivision project. Let me know if this resolves the subdivision access issue. If so, we will go ahead and get this easement recorded with the BOC.

Additionally, I have not received any notifications for this subdivision being entered into the new MAPPS program, but if it has been and you would prefer that we submit the paperwork that way just let me know!

Thank you

Sent from Mail for Windows

APPLICATION CHECKLIST

- **Owner Authorization Document**
- **Signed Checklist for Preliminary Plats**
- **Preliminary Plat** stamped by a Hawaii licensed land surveyor.
- **Current Title Report.**
- **Approved Land Use Designation.** For more information, please contact the Department of Planning at (808) 270-7253.
- **Filing Fee** - For 5 lots or less is \$250 plus \$50 per developable lot OR for 6 lots or more is \$400 plus \$100 per developable lot. Applicant will be invoiced once all documents are reviewed and accepted.

CHECKLIST FOR PRELIMINARY PLATS

CODE	DESCRIPTION	REQUIREMENTS	SUBMITTED	NONE/NOT APPLICABLE
18.08.050	General Information	<ul style="list-style-type: none"> ○ Name of Subdivision ○ Date, North Point & Scale of Drawing ○ Tax Map Key Numbers ○ Name & Address of Owner(s)/Engineer or Surveyor ○ Layout of Lot, Including Area & Measurements ○ Acreage of Subdivision/No. of Lots 	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>	<div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div>
18.08.060	Existing Conditions	<ul style="list-style-type: none"> ○ Location & Names of Existing Roads, Including All Easement and R/W Information ○ Width of Existing Roads/Access Easements Shown on Plat ○ Contours Every 2'; 5' if Slope greater than 10% ○ Existing Use of Property Including Building, Wells, Cisterns, Private Sewage Disposal System, Utility System, Cesspools, etc. ○ Location of 100 Year Flood Inundation Limits/Gulches ○ Location of Flood Zones (if other than Flood Zone C) 	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>_____</div> <div>✓</div>	<div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>✓</div> <div>_____</div>
18.08.070	Proposed Plan	<ul style="list-style-type: none"> ○ Street Location, Proposed Names, Radii of Curves Width of all Proposed Roads/Access Easements Shown on Plat ○ Existing & Proposed Easements, Showing Width & Purpose ○ Lots, Showing Approximate Dimensions, Minimum Lot Size & Lot Numbers ○ Sites (if any), Allocated for Purpose Other Than Single Family Dwellings ○ 100 Year Flooded Width of Any Existing or Proposed Waterway 	<div>✓</div> <div>✓</div> <div>✓</div> <div>_____</div> <div>_____</div>	<div>_____</div> <div>_____</div> <div>_____</div> <div>✓</div> <div>✓</div>
18.08.080	Explanatory Information	<ul style="list-style-type: none"> ○ Vicinity Map (Small Scale) ○ Location of Existing Sewer, WL, Culverts, Drainpipe, Electric & Communication Lines 	<div>✓</div> <div>✓</div>	<div>_____</div> <div>_____</div>

Statement of Accuracy: I confirm that the preliminary plat has been prepared in conformance with Chapter 18.08 (Preliminary Plat), that the above information is true and correct to the best of my knowledge and that I have signed and stamped the preliminary plat.

Surveyor's Signature:

Date: 27 SEPT 2022

eff (4/2022)

*20220927

From: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Sent: Friday, December 9, 2022 11:48 AM
To: edc@maui.net
Cc: angelique@edcmaui.com; 'DJ Gomes'; kieven@edcmaui.com
Subject: Re: PHILLIPS ESTATES SUBDIVISION (AHI AHI Subdivision) / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Douglas,

Sorry for the delay. I have reviewed this with both Director (Michele) and our new ZAED Division Administrator (Jordan) and have the following feedback.

1)

A District Boundary Amendment (DBA) will be required if you want any developable lots to be less than the state agriculture minimum of one acre, such as Lots 6, 7, 8, & 9.

2)

Sorry, instead of having the open space be around the perimeter, all of the open space area (20%) needs to be combined into a single area on the Loha Street side of the property to be used as a park (this is called for in the Maui Island Plan).

3)

Jordan found a way for the connector roadway (your Lots 14 & 15) to be 22 feet wide instead of the 44 feet, which should help some.

It does look to me like you should be able to do both the 20% openspace/park area and 8 one acre lots to avoid the DBA; or the 20% openspace/park area and 9 lots with a DBA. Please look into how you can make the above changes and you can call me if you want to discuss or meet in person.

Mahalo,
Paul
270-5795

>>> <edc@maui.net> 8/4/2022 8:38 AM >>>

Paul,

Attached is the latest copy of the preliminary subdivision plan for the above reference subdivision application.

We had some difficulty resolving provide adequate roadway access to the proposed subdivision site. This was resolved with obtained roadway access easement from the two adjacent property owners and providing recorded easement document to DSA.

Would you please review the attached subdivision plan with respect to the requirements for the open space and roadway connection requirements and give me a call at your convenience to discuss the requirements regarding its use and any restriction that should be applied to these lots.

Please call or email if you have any questions or need any additional information.

Mahalo,
Douglas

900 Eha Street, Suite # 201
Wailuku, HI 96793
Ph: (808) 242-1644
Fax: (808) 242-0838
email: edc@maui.net

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING



This email has been checked for viruses by Avast antivirus software.
www.avast.com

angelique@edcmaui.com

From: brandon@cdfengineers.com
Sent: Tuesday, October 22, 2019 2:34 PM
To: 'Doug Gomes'
Subject: FWD: Zoning and Flood Confirmation for TMK# (2) 2-3-011:004

Doug,

Please see email below from Paul....

Thank you

Brandon Murr, PE

CDF Engineering LLC

P.O. Box 2985
Wailuku, HI 96793

O: (808) 891-2400
F: (808) 879-2402

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----- Original Message -----

Subject: RE: Zoning and Flood Confirmation for TMK# (2) 2-3-011:004
From: 'Paul Critchlow' <Paul.Critchlow@co.maui.hi.us>
Date: 10/18/19 7:50 am
To: 'brandon@cdfengineers.com' <brandon@cdfengineers.com>, 'Shelly KanHai' <Shelly.KanHai@co.maui.hi.us>

Hi Brandon,

You can view the Maui Island Plan at:
<https://www.mauicounty.gov/1120/Maui-Island-Plan-Overview>

The Pukalani Expansion is covered in Chapter 8, on some of the pages between 8-39 and 8-42. A subdivision triggers compliance with this document which will likely involve County Counsel approval to change the State District and possibly the county zoning and/or community plan depending on the exact proposal. If you do not do a subdivision, then you can do the uses allowed by both county R-3 and State Agriculture.

Mahalo,
Paul

>>> Shelly KanHai 10/17/2019 4:49 PM >>>

Aloha,

I have copied Paul on this email as the comments were made by him. He will assist you with your questions.
Thank you.

Shelly M. Kan-Hai

Land Use Permit Clerk

County of Maui

Department of Planning

Zoning Administration & Enforcement Division

2200 Main Street, Suite 335

Wailuku, Hawaii 96793

Telephone: (808)270-7253

Facsimile: (808) 270-7634

angelique@edcmaui.com

From: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Sent: Tuesday, January 14, 2020 9:58 AM
To: brandon@cdfengineers.com
Cc: baldevsingh@hotmail.com; Doug Gomes
Subject: Re: FWD: Fwd: Request for confirmation regarding Water Supply 165 Loha Street
Attachments: 23011004_WithUsesInCommon_1-2020.pdf

Hi Brandon,

Attached is your confirmation.

Please keep in mind the subdivision must still provide connectivity to the larger adjacent lots (such as roadway lots) and it must provide the park/open space lots within this subdivision (see page two of the confirmation form containing the Maui Island Plan Growth Area planning guidelines table). I'm available to meet in person before you design the subdivision, if you want, to discuss the connectivity and the park/open space lots.

Mahalo,
Paul

>>> <brandon@cdfengineers.com> 1/9/2020 9:42 AM >>>
Paul/Shelly,

Please see emails below regarding the limited water service at 165 Loha Place, Kula, HI 96790. Based on the meeting between Baldev Singh (owner), Doug Gomes (Engineer) and Michele on December 30, 2019, it is our understanding that the subdivision land use will now be considered consistent, based on this limited service from the Department of Water Supply. Are you all able to issue us a new Zoning and Flood Form to reflect this information? Let me know if there is anything else you need on our end.

Thank you

Brandon Murr, PE
CDF Engineering LLC
P.O. Box 2985
Wailuku, HI 96793

O: (808) 891-2400
F: (808) 879-2402

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Begin forwarded message:

From: Derek Takahashi <Derek.Takahashi@co.maui.hi.us>

Date: December 31, 2019 at 4:18:04 PM HST

To: "baldevsingh@hotmail.com" <baldevsingh@hotmail.com>

Cc: Michele McLean <Michele.McLean@co.maui.hi.us>, "edc@maui.net" <edc@maui.net>

Subject: Re: Request for confirmation regarding Water Supply 165 Loha Street

Hi Baldev,

No additional water meters, beyond the nine reserved water meters and the one existing water meter, are available at this time. Per MCC 14.13, additional water service in the Upcountry system must be from the Upcountry meter list, and TMK 2-3-011:004 is not on the Upcountry meter list. Further, there shall be only one meter installed/assigned to each subdivided lot.

Thanks,

Derek Takahashi, P.E.
Engineering Division
Department of Water Supply
County of Maui
Office: (808) 270-7627

>>> baldev singh <baldevsingh@hotmail.com> 12/30/2019 2:40 PM >>>

Aloha Derek:

I've spoken with Michele McClean at the Planning Dept regarding the subdivision of our above referenced property and she is copied here along with Douglas Gomes, our engineer. Can you please reaffirm that we are not eligible to get any additional water meters other than those already assigned—which are Nine 5/8ths inch meters and the upsizing of our current meter to 3/4 inch. An email to that effect is sufficient. Mahalo and Happy Holidays ...Baldev

Baldev Singh, PhD, R(B)
Broker
Kapalua Realty Co. Ltd.
808-280-5862
baldevsingh@hotmail.com



ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME CDF ENGINEERING LLC - BRANDON MURR TELEPHONE 808-891-2400
PROJECT NAME LOT 5-B PHILLIPS ESTATE SUBDIVISION E-MAIL BRANDON@CDFENGINEERS.COM
PROPERTY ADDRESS 165 LOLA PLACE, KULA HI 96790 TAX MAP KEY (2) 2-3-011:004

☒ Yes ☐ No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?

IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☒ No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?

IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):

1-LOT INTO 9-LOTS FOR ALL USES ALLOWED BY LAW.

- INSTRUCTIONS:**
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

STATE DISTRICT: ☐ Urban ☐ Rural ☒ Agriculture ☐ Conservation

☐ (SMA)
Special
Management Area

MAUI ISLAND PLAN Growth Boundary: ² ☒ Urban ☐ Small Town ☐ Rural ☒ Planned Growth Area ☐ Outside Growth Boundaries

Protected Area: ² ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN: ² SF (SINGLE FAMILY RESIDENTIAL)

COUNTY ZONING: R-3 (RESIDENTIAL)

OTHER/COMMENTS: MAUI ISLAND PLAN, PLANNED GROTH AREA (PUKALANI EXPANSION)

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES ³ X
& BASE FLOOD ELEVATIONS:

☐ FEMA DESIGNATED FLOODWAY

For Flood Zone AO, FLOOD DEPTH:

☐ (PD)
Planned
Development
☐ (PH)
Project District
☒ See
Additional
Comments (Pg.2)
☐ See
Attached LUD Map

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ ⁴ Consistent, (LUDs appear to have ALL permitted uses in common).

☐ ⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☒ ⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
- 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
- 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway. Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
- 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

At any time, a State Land Use District Boundary Amendment (DBA), Maui Island Plan (MIP), Community Plan Amendment (CPA), and/or a Change in Zoning (CIZ), may be completed to align the designations. This can be done instead of a limited permissible uses unilateral agreement, or it can be done to cancel an existing unilateral agreement.

TMK: (2) 2-3-011:004
Limited Permissible Uses Unilateral Agreement:

This parcel contains the following Land Use Designations:

1. State Land Use AGRICULTURE with a Land Study Bureau (LSB) Classification of C;
2. Maui Island Plan URBAN (PUKALANI EXPANSION PLANNED GROWTH AREA);
3. Community Plan SINGLE FAMILY; and
4. County Zoning R-3 RESIDENTIAL.

Any use to be conducted on this area must be allowed in all of the above designations. If the use is not allowed in one or more of the above designations, then it shall be a violation of law to conduct such use without obtaining appropriate approvals. Please consult the Department of Planning when considering proposed uses or structures.

Uses allowed by designation:

STATE DISTRICT AGRICULTURE: www.capitol.hawaii.gov

The uses allowed by the State for areas with a State Land Use District of AGRICULTURE are available in the Hawaii Revised Statutes 205-2 (LSB C, D, & E) and 205-4.5 (LSB A & B).

MAUI ISLAND PLAN URBAN: <http://www.mauicounty.gov/1120/Maui-Island-Plan-Overview>

The purpose of the Maui Island Plan Urban area is to ensure that future development occurs in an orderly fashion; allows in-fill and revitalization opportunities and encourages "new urbanism" and "neo-traditional design" techniques.

*20200114

MAUI ISLAND PLAN "PUKALANI EXPANSION PLANNED GROWTH AREA" (see attached pages 8-39 to 8-42 and Table 8-16).

Table 8 - 16: Pukalani Expansion Planned Growth Area

Background Information:					
Project Name: Pukalani Expansion			Directed Growth Map #: U1 & U2		
Type of Growth: Urban Expansion			Gross Site Acreage: 56 Acres		
Planning Guidelines:					
Dwelling Unit Count:	Approximately	311	Residential	Product	A Balance of SF and
	Units ²²		Mix:		MF
Net Residential Density:	9-11 du/acre		Parks and	Open	≥ 20%
			Space ²³ :		
			Commercial: Neighborhood Serving		

COMMUNITY PLAN SINGLE-FAMILY (SF): <http://www.mauicounty.gov/index.aspx?NID=423>

The uses allowed for areas with a Community Plan Designation of Single-Family are those uses envisioned in the Single-Family Land Use Category of the Community Plan and the uses allowed by Chapters 19.08, 19.09 and 19.10, Maui County Code, Residential, R-0 Zero Lot Line Residential and Duplex Districts, unless otherwise restricted by the Community Plan.

COUNTY ZONING R-3 RESIDENTIAL: www.municode.com

The uses allowed by the County for areas with a County zoning district of RESIDENTIAL are available in the Maui County Code, Chapter 19.08.

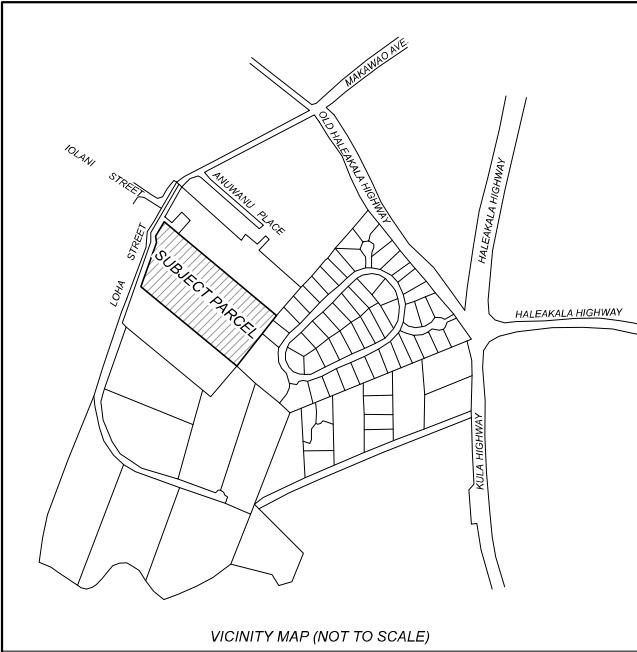
angelique@edcmaui.com

From: Justin Leisy <justin@cdfengineers.com>
Sent: Tuesday, September 17, 2019 9:50 AM
To: baldev singh
Cc: Douglas Gomes; Angelique Rogat; Brandon Murr; Kendra Murr; STACY@edcmaui.com; Peter Hamill; CDF Engineering
Subject: Re: Singh Subdivision (165 Loha Place - Makawao) AHI AHI SUBDIVISION : CANT OPEN FILE
Attachments: 19-056 SUBDIVISION MAP 09.17.19.pdf; Untitled attachment 00333.html

Baldev/Douglas,

Please see attached draft. Let me know if you have any comments. If not I will have Leslie and Brandon review and we will get this submitted.

Thanks,

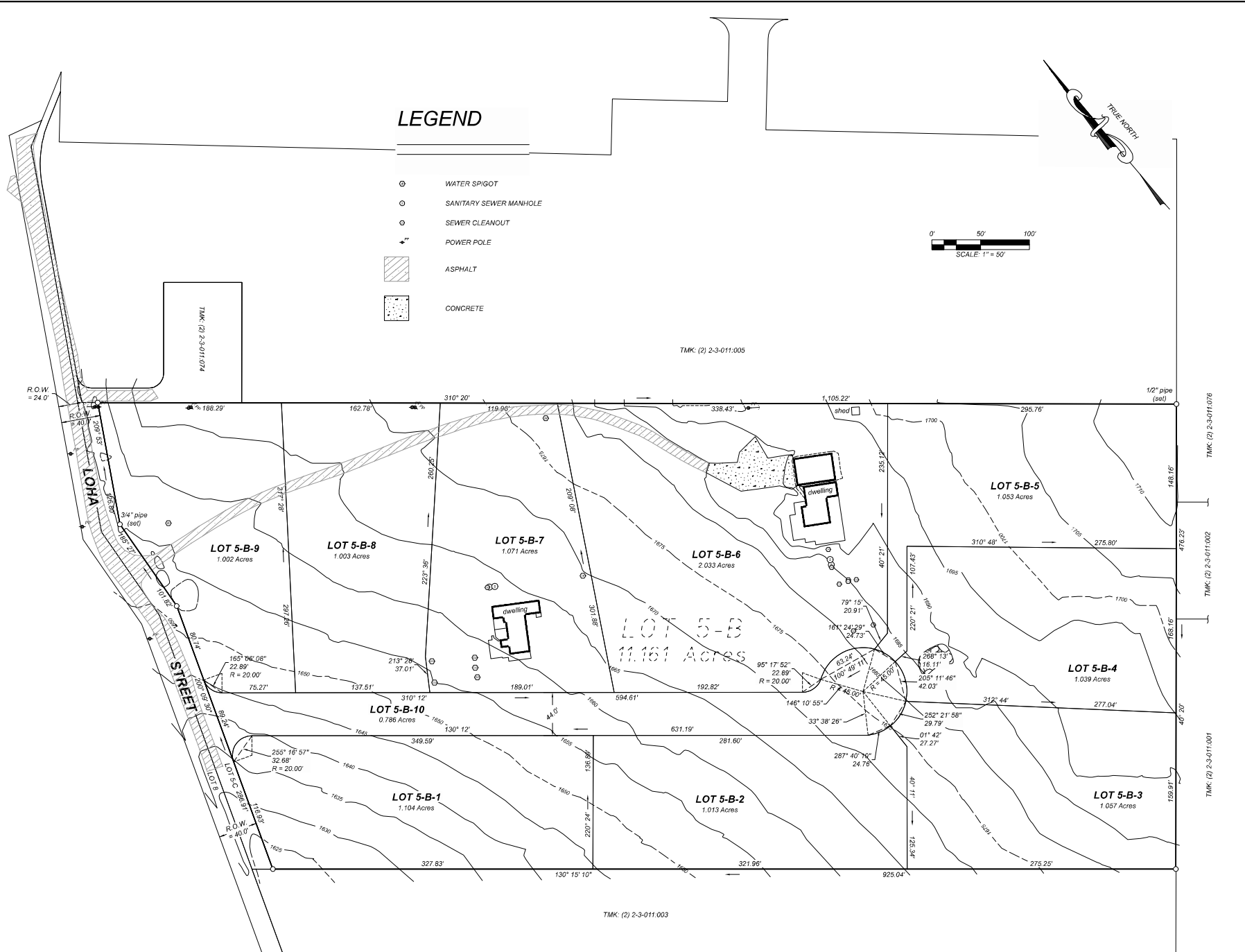


VICINITY MAP (NOT TO SCALE)

- NOTES:**
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "Pihilo".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - Agricultural
County Zoning - Agricultural
Flood Zone - X
 6. Owners are per the County of Maui, Real Property Assessment Division Updated December, 2018.
 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0185.
 8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 9. All elevations are assumed. Contours generated from actual field survey interval = 5'.
 10. No existing easement discovered. No Easements created.
 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Prepared For:
Baldev Singh
baldevsingh@hotmail.com

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.
 3. Elevations are based on assumed datum.



PRELIMINARY
LOT 5-B PHILLIPS ESTATE SUBDIVISION
subdivision of Lot 5-B, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H. Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situated at Keahua, Makawao, Maui, Hawaii



Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
Office: (808) 891-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.offengineers.com



Map Date: September 17, 2019
Revised Date:

This map was prepared by me or under my direct supervision:

DRAFT

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2020

From: brandon@cdfengineers.com
Sent: Thursday, January 9, 2020 9:43 AM
To: Paul Critchlow; Paul Critchlow; Shelly KanHai
Cc: Michele McLean; baldevsingh@hotmail.com; Doug Gomes
Subject: FWD: Fwd: Request for confirmation regarding Water Supply 165 Loha Street
Attachments: Zoning & Flood Signed.pdf

Paul/Shelly,

Please see emails below regarding the limited water service at 165 Loha Place, Kula, HI 96790. Based on the meeting between Baldev Singh (owner), Doug Gomes (Engineer) and Michele on December 30, 2019, it is our understanding that the subdivision land use will now be considered consistent, based on this limited service from the Department of Water Supply. Are you all able to issue us a new Zoning and Flood Form to reflect this information? Let me know if there is anything else you need on our end.

Thank you

Brandon Murr, PE

CDF Engineering LLC

P.O. Box 2985

Wailuku, HI 96793

O: (808) 891-2400

F: (808) 879-2402

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Begin forwarded message:

From: Derek Takahashi <Derek.Takahashi@co.maui.hi.us>
Date: December 31, 2019 at 4:18:04 PM HST
To: "baldevsingh@hotmail.com" <baldevsingh@hotmail.com>
Cc: Michele McLean <Michele.McLean@co.maui.hi.us>, "edc@maui.net" <edc@maui.net>
Subject: Re: Request for confirmation regarding Water Supply 165 Loha Street
Hi Baldev,

No additional water meters, beyond the nine reserved water meters and the one existing water meter, are available at this time. Per MCC 14.13, additional water service in the Upcountry system must be from the Upcountry meter list, and TMK 2-3-011:004 is not on the Upcountry meter list. Further, there shall be only one meter installed/assigned to each subdivided lot.

Thanks,

Derek Takahashi, P.E.
Engineering Division
Department of Water Supply
County of Maui
Office: (808) 270-7627

>>> baldev singh <baldevsingh@hotmail.com> 12/30/2019 2:40 PM >>>

Aloha Derek:

I've spoken with Michele McClean at the Planning Dept regarding the subdivision of our above referenced property and she is copied here along with Douglas Gomes, our engineer. Can you please reaffirm that we are not eligible to get any additional water meters other than those already assigned—which are Nine 5/8ths inch meters and the upsizing of our current meter to 3/4 inch. An email to that effect is sufficient. Mahalo and Happy Holidays ...Baldev

Baldev Singh, PhD, R(B)
Broker
Kapalua Realty Co. Ltd.
808-280-5862
baldevsingh@hotmail.com

From: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Sent: Wednesday, July 8, 2020 10:56 AM
To: angelique@edcmaui.com
Cc: edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2)
2-3-11: 004

Hi Angelique,

After reviewing the history so far on this which in short had me initially determining the subdivision is not consistent with the Maui Island Plan Planned Growth Area (MIP), and Doug meeting with Michele, and Michele determining it's possible for it to be made consistent; I don't think I could provide any meaningful specific comments without first finding out from Michele what her comments will be. I expect the decision on whether this subdivision is consistent with the MIP could be subjective with the possibility of different people having different opinions. Because Doug is already working with Michele on this one, during the subdivision review I will share my opinion with Michele, but the comments provided will be her comments.

If Doug feels the subdivision he is now proposing is consistent with the MIP, he may want to just submit his subdivision application to Public Works for the full review or he could check directly with Michele to see if she will say it is consistent.

Mahalo,
Paul

>>> <angelique@edcmaui.com> 7/6/2020 1:22 PM >>>

Aloha Paul

Is the County taking meetings right now? Doug wanted to meet regarding the new proposed layout for the Ahi Ahi Subdivision.

Mahalo for your time and Stay Safe!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat
900 Eha Street, Ste 201
Wailuku, HI 96793
(O) 808.242.1644
(C) 808.298.4327
(F) 808.242.0838
Email: angelique@edcmaui.com



From: Angelique Rogat <angelique@edcmaui.com>
Sent: Tuesday, January 21, 2020 10:00 AM
To: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Cc: baldevsingh@hotmail.com; edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Paul

8 am Thursday (1/23) will work. Thank you for taking the time to meet. Baldev and Doug will be in attendance.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

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Email: angelique@edcmaui.com



From: Paul Critchlow [mailto:Paul.Critchlow@co.maui.hi.us]
Sent: Tuesday, January 21, 2020 9:48 AM
To: angelique@edcmaui.com
Cc: baldevsingh@hotmail.com; edc@maui.net
Subject: Re: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Angelique,

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Please let me know asap if any of these times will work for you and I'll then reserve our meeting room.

Mahalo,

Paul

>>> <angelique@edcmaui.com> 1/17/2020 10:12 AM >>>

Aloha Paul

Could we schedule a meeting with you and our client to discuss the subdivision requirements. Hoping that you may have next week Thursday or Friday available.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Mahalo and **Happy New Year!**

Angelique Rogat

From: edc@maui.net
Sent: Thursday, August 13, 2020 2:03 PM
To: 'Kurt Watanabe'
Cc: 'Jordan Molina'; 'Nolly Yagin'; 'Rowena Dagdag-Andaya'; 'Angelique'; 'baldev singh'
Subject: RE: Ahi Ahi Subdivision

Kurt,

Thanks for the input on the requirement being required by the Maui Fire Department. There is no need to meet and discuss further at this time. I will contact Capt. Paul Haake to discuss this requirement and see if there are any other concerns they may have.

Mahalo,

Douglas

From: Kurt Watanabe <Kurt.Watanabe@co.maui.hi.us>
Sent: Thursday, August 13, 2020 12:55 PM
To: edc@maui.net
Cc: Jordan Molina <Jordan.K.Molina@co.maui.hi.us>; Nolly Yagin <Nolly.Yagin@co.maui.hi.us>; Rowena Dagdag-Andaya <Rowena.Dagdag-Andaya@co.maui.hi.us>; "Angelique" <angelique@edcmaui.com>; 'baldev singh' <baldevsingh@hotmail.com>
Subject: Re: Ahi Ahi Subdivision

Hi Douglas,

Thank you for the email. My understanding is that the maximum cul-de-sac road length is based more on a Fire Department requirement than a Public Works one, so my recommendation would be for you seek MFD's input as they may have additional requirements in order to allow any lengthening beyond the maximum 550' (per MCC 18.16.130). At this point, our Dept. would not entertain any design exception request on this matter without MFD's input and also without an explanation of why/how the standard 550' maximum length will negatively impact the subdivision.

Hopefully this helps provide guidance with your layout and plan of action. If you have additional questions and would still like to meet at 2pm, please let me know.

Thank you,

Kurt

Kurt Watanabe, PE
Civil Engineer (Traffic Section)
County of Maui
Dept. of Public Works - Engineering Division
808.463.3120
Kurt.Watanabe@co.maui.hi.us
>>> <edc@maui.net> 8/13/2020 11:15 AM >>>
Kurt,

Attached you will find a Topographic of the Sited for the Proposed subdivision and a Google Aerial of the site and adjacent areas. Also included are to possible subdivision layouts one showing the layout with a 500 ft cul-de-sac and a second with a length of about 690 ft.

Mr. Baldev Singh, the owner of the property (TMK (2)) 309-011: 004- Pukalani, Maui with 11.6 acres) name came up on the DWS water meter list and signed up and paid for 9 water meters for his property in Pukalani. The property is Zoned R-3 which allows for 10,000 sq. ft . lots but he proposes to have all 9 lots at 1.0 +/- acres. The planning Department has indicated that he needs to provide some open space are which we have show along the perimeter of the subdivision and well as a reserve for future road extension. Due to the depth of the lot we would like to request to be able to have a cul-de-sac greater than the 500 ft. limit that will allow for a better road and lot layout and accommodate the future road reserve. The subdivision would provide all on the other improvements required for this subdivision.

I look forward to speaking with you later today.

Please call or email if you have any questions or need any additional information.

Mahalo,
Douglas

900 Eha Street, Suite # 201
Wailuku, HI 96793
Ph: (808) 242-1644
Fax: (808) 242-0838
email: edc@maui.net

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

avast

This email has been checked for viruses by Avast antivirus software.
www.avast.com

angelique@edcmaui.com

From: Paul Haake <Paul.Haake@co.maui.hi.us>
Sent: Saturday, October 24, 2020 11:29 AM
To: edc@maui.net
Cc: angelique@edcmaui.com; baldevsingh@hotmail.com
Subject: Subdivision File #2.3383 Ahi Ahi Subdivision - Proposed Cul-De-Sac Designs

Hi Doug,

Our office would have no issue with either design of the proposed cul-de-sac. Our office will not have any issue with the longer cul-de-sac if Subdivisions allows it; in fact it looks to be a better design if the future road is to be installed at a later date.

FYI...our office has no record of this subdivision application.

Thanks,

Paul

Paul Haake
Captain - Fire Prevention Bureau
Dept. of Fire & Public Safety
County of Maui

313 Manea Place Wailuku, HI 96793
876-4690 office
876-4693 direct line
244-1363 fax

From: edc@maui.net
Sent: Wednesday, October 28, 2020 3:56 PM
To: 'Michele McLean'; 'Angelique'
Cc: 'Avis Teshima-Wong'; 'Paul Critchlow'; 'baldev singh'
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Michele,

Thank you for your review comments. I will discuss these concerns with Baldev and make some changes as appropriate and get back to you shortly.

Mahalo,
Douglas

From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Wednesday, October 28, 2020 3:24 PM
To: Angelique <angelique@edcmaui.com>
Cc: Avis Teshima-Wong <Avis.Teshima-Wong@co.maui.hi.us>; Paul Critchlow <Paul.Critchlow@co.maui.hi.us>; 'baldev singh' <baldevsingh@hotmail.com>; edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Aloha Angelique,

The proposed site plan looks pretty good, but we have a couple of minor requests:

1. The road reserve should be a separate lot(s) and not an easement. This can be a reserve strip or street plug under MCC 18.04.320 or 450. If/when the time comes for this to be built, it will make it a lot easier than dealing with encumbrances on three private lots.
2. The Open Space requirement in the Maui Island Plan is 20%, or approximately 2.23 acres. The road reserve (lot) and the perimeter open space lots can count toward this, which currently total 1.66 acres, so another 0.5 acres or so can be added. Also, on the plat, the notes should indicate that the open space perimeter lots are for shared use (pedestrian/bike) access to adjacent lots.

Also, you might be too far along in this plan to change it now, but condominiumizing might also be an option here that could concentrate the density and allow for a more flexible design. You have the zoning for greater density, but need to have an ag component due to the State Ag designation -- similar to what was done at Pauwela Farms. Just an option, not preferable.

If you still wish to meet, please contact my secretary Avis (copied on this email), and she can schedule a videoconference meeting with Paul and me. Please also let us know if there is anything other than the above that you wish to discuss.

Mahalo,
Michele.

>>> Angelique Rogat <angelique@edcmaui.com> 10/20/2020 10:58 AM >>>

Aloha Michelle

Please see the attached layout from Doug.

We look forward to hearing from you!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

900 Eha Street, Ste 201

Wailuku, HI 96793

(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Michele McLean [mailto:Michele.McLean@co.maui.hi.us]

Sent: Thursday, October 15, 2020 1:27 PM

To: Angelique <angelique@edcmaui.com>

Cc: 'baldev singh' <baldevsingh@hotmail.com>; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Aloha Angelique,

Please send the revised subdivision layout to me, and then I can decide who from staff (if anyone) should also join the meeting.

Our meetings have been via videoconference.

Mahalo,

Michele.

>>> Angelique Rogat <angelique@edcmaui.com> 10/14/2020 8:50 PM >>>

Aloha Michele,

Mr. Douglas Gomes has I requested that I contact you to request a meeting regarding the Ahi Ahi Subdivision. Is the Planning Dept. meeting in person or online? May I please request a meeting at your earliest convenience. Mahalo!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat

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Email: angelique@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Paul Critchlow [mailto:Paul.Critchlow@co.maui.hi.us]

Sent: Wednesday, July 08, 2020 10:56 AM

To: angelique@edcmaui.com

Cc: edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Angelique,

After reviewing the history so far on this which in short had me initially determining the subdivision is not consistent with the Maui Island Plan Planned Growth Area (MIP), and Doug meeting with Michele, and Michele determining it's possible for it to be made consistent; I don't think I could provide any meaningful specific comments without first finding out from Michele what her comments will be. I expect the decision on whether this subdivision is consistent with the MIP could be subjective with the possibility of different people having different opinions. Because Doug is already working with Michele

on this one, during the subdivision review I will share my opinion with Michele, but the comments provided will be her comments.

If Doug feels the subdivision he is now proposing is consistent with the MIP, he may want to just submit his subdivision application to Public Works for the full review or he could check directly with Michele to see if she will say it is consistent.

Mahalo,

Paul

>>> <angelique@edcmaui.com> 7/6/2020 1:22 PM >>>

Aloha Paul

Is the County taking meetings right now? Doug wanted to meet regarding the new proposed layout for the Ahi Ahi Subdivision.

Mahalo for your time and Stay Safe!

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

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Email: angelique@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Angelique Rogat <angelique@edcmaui.com>

Sent: Tuesday, January 21, 2020 10:00 AM

To: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>

Cc: baldevsingh@hotmail.com; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Paul

8 am Thursday (1/23) will work. Thank you for taking the time to meet. Baldev and Doug will be in attendance.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

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ENGINEERING DYNAMICS CORP.
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From: Paul Critchlow [<mailto:Paul.Critchlow@co.maui.hi.us>]

Sent: Tuesday, January 21, 2020 9:48 AM

To: angelique@edcmaui.com

Cc: baldevsingh@hotmail.com; edc@maui.net

Subject: Re: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Angelique,

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Please let me know asap if any of these times will work for you and I'll then reserve our meeting room.

Mahalo,

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Aloha Paul

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Mahalo and **New**

Angelique Rogat

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(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com or accounting@edcmaui.com

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

Avast

This email has been checked for viruses by Avast antivirus software.

www.avast.com

angelique@edcmaui.com

From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Monday, December 21, 2020 4:40 PM
To: Angelique
Cc: Avis Teshima-Wong; Paul Critchlow; 'baldev singh'; edc@maui.net
Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2)
2-3-11: 004

Aloha Angelique,

We may not need to meet, or at least not yet.

The open space lots and configurations look good. However, Lots 6, 7, 8 and 9 are less than one acre, which is the minimum lot size in the State Agricultural District. These need to be at least one acre, or a State Special Permit can be obtained.

Mahalo,
Michele.

>>> <angelique@edcmaui.com> 12/21/2020 10:34 AM >>>
Merry Christmas Michele,

On behalf of Mr. Douglas Gomes, please see the attached updated proposed layout. He would like to schedule a meeting at your earliest convenience to discuss.

Should you have any questions or require additional information, please do not hesitate to reply at any time.

Sincerely,

Angelique Rogat
900 Eha Street, Ste 201
Wailuku, HI 96793
(O) 808.242.1644
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(F) 808.242.0838
Email: angelique@edcmaui.com



From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Wednesday, October 28, 2020 3:24 PM
To: Angelique <angelique@edcmaui.com>
Cc: Avis Teshima-Wong <Avis.Teshima-Wong@co.maui.hi.us>; Paul Critchlow <Paul.Critchlow@co.maui.hi.us>; 'baldev

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To: Angelique <angelique@edcmaui.com>

Cc: 'baldev singh' <baldevsingh@hotmail.com>; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

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Sent: Wednesday, July 08, 2020 10:56 AM

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Email: angelique@edcmaui.com



From: Angelique Rogat <angelique@edcmaui.com>

Sent: Tuesday, January 21, 2020 10:00 AM

To: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>

Cc: baldevsingh@hotmail.com; edc@maui.net

Subject: RE: AHI AHI Subdivision / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004
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Cc: baldevsingh@hotmail.com; edc@maui.net

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Mahalo and **Happy New Year!**

Angelique Rogat

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Wailuku, HI 96793

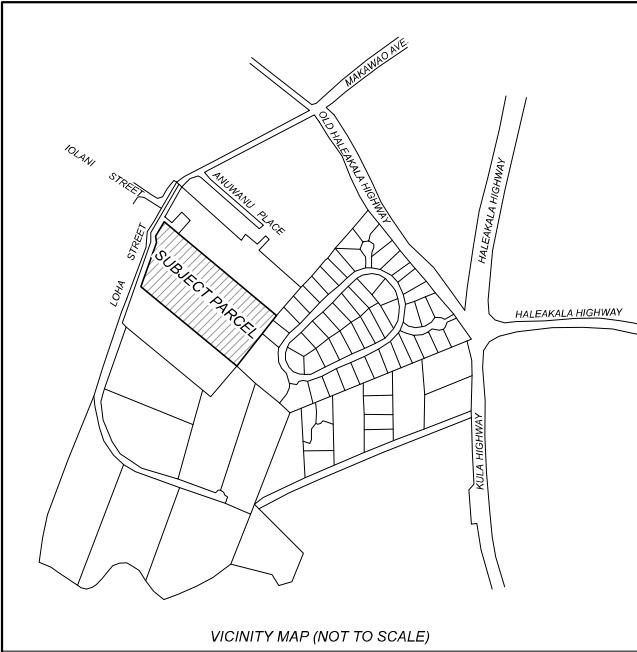
(O) 808.242.1644

(C) 808.298.4327

(F) 808.242.0838

Email: angelique@edcmaui.com or accounting@edcmaui.com





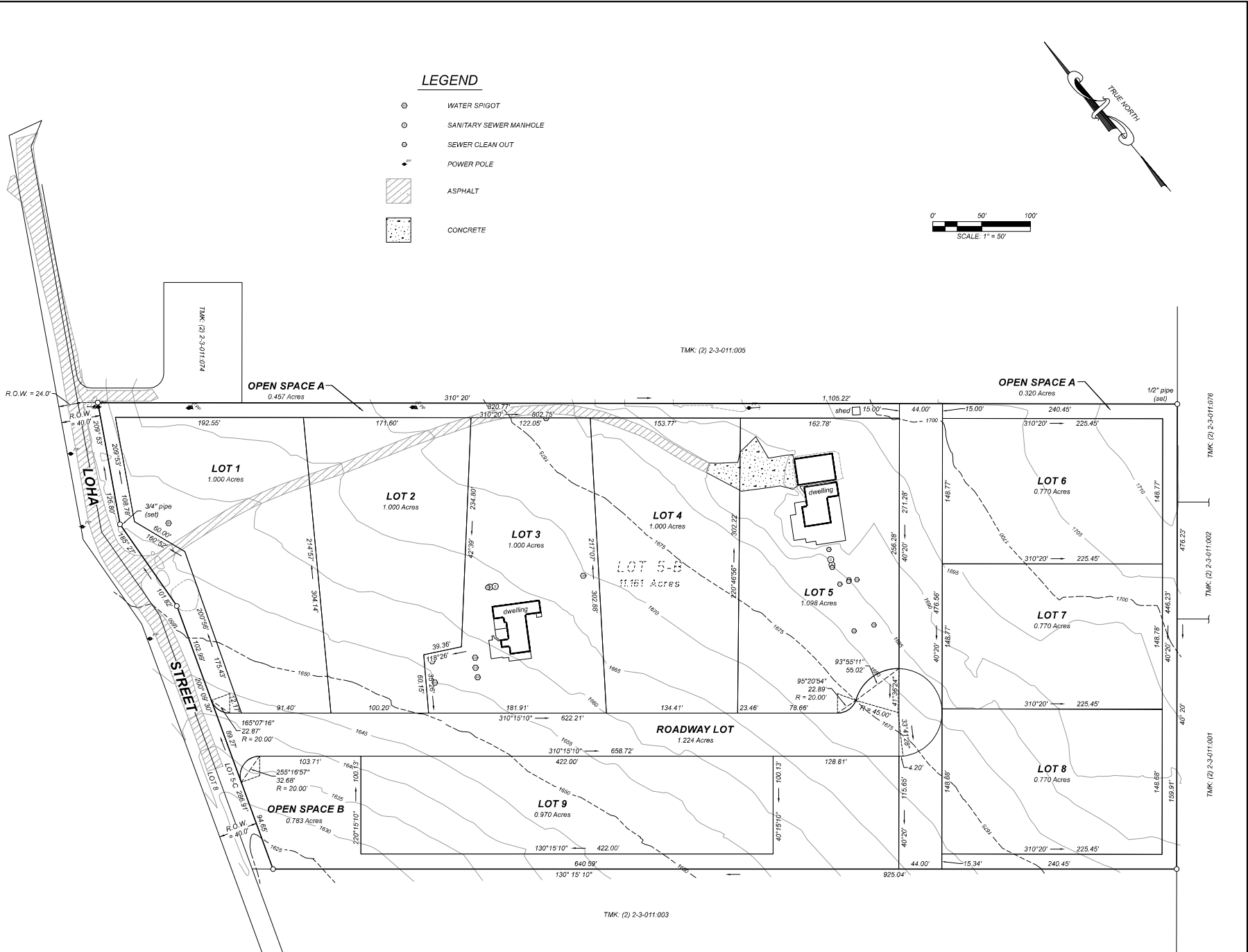
NOTES:

1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "Pihilo".
2. Total developable lots = 9.
3. Lots 1 thru 9 shall be serviced by public water.
4. Private sewer treatment will service Lots 1 thru 9.
5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - Single Family Residential
County Zoning - R-3 Residential
Flood Zone - X
6. Owners are per the County of Maui, Real Property Assessment Division Updated December, 2018.
7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0185.
8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
9. All elevations are assumed. Contours generated from actual field survey. Interval = 5'.
10. No existing easement discovered. No Easements created.
11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Prepared For:
Baldev Singh
baldevsingh@hotmail.com

NOTES:

1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
2. 1/2" pipes were found at all boundary corners unless noted otherwise.



**PRELIMINARY
AHI AHI SUBDIVISION**

Subdivision of Lot 5-B into Lots 1-9, Roadway Lot and open space A & B, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Frietas Phillips and Decd of Minister of Interior W. H. Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situated at Keahua, Makawao, Maui, Hawaii

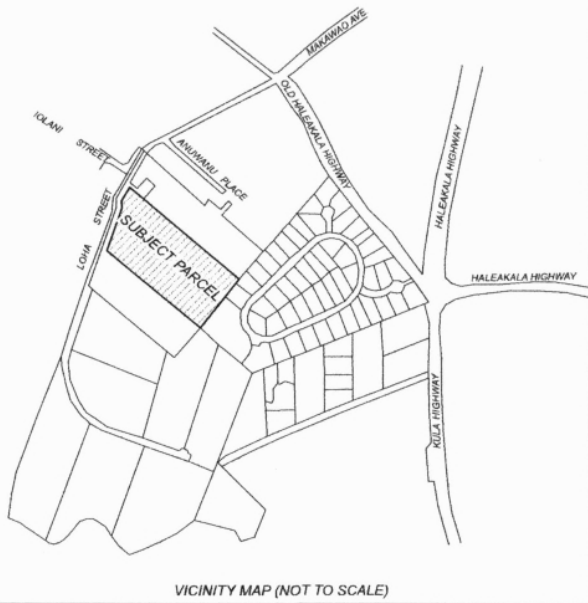
Map Date: March 23, 2021
Revised Date:



This map was prepared by me or under my direct supervision.

DRAFT

Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022



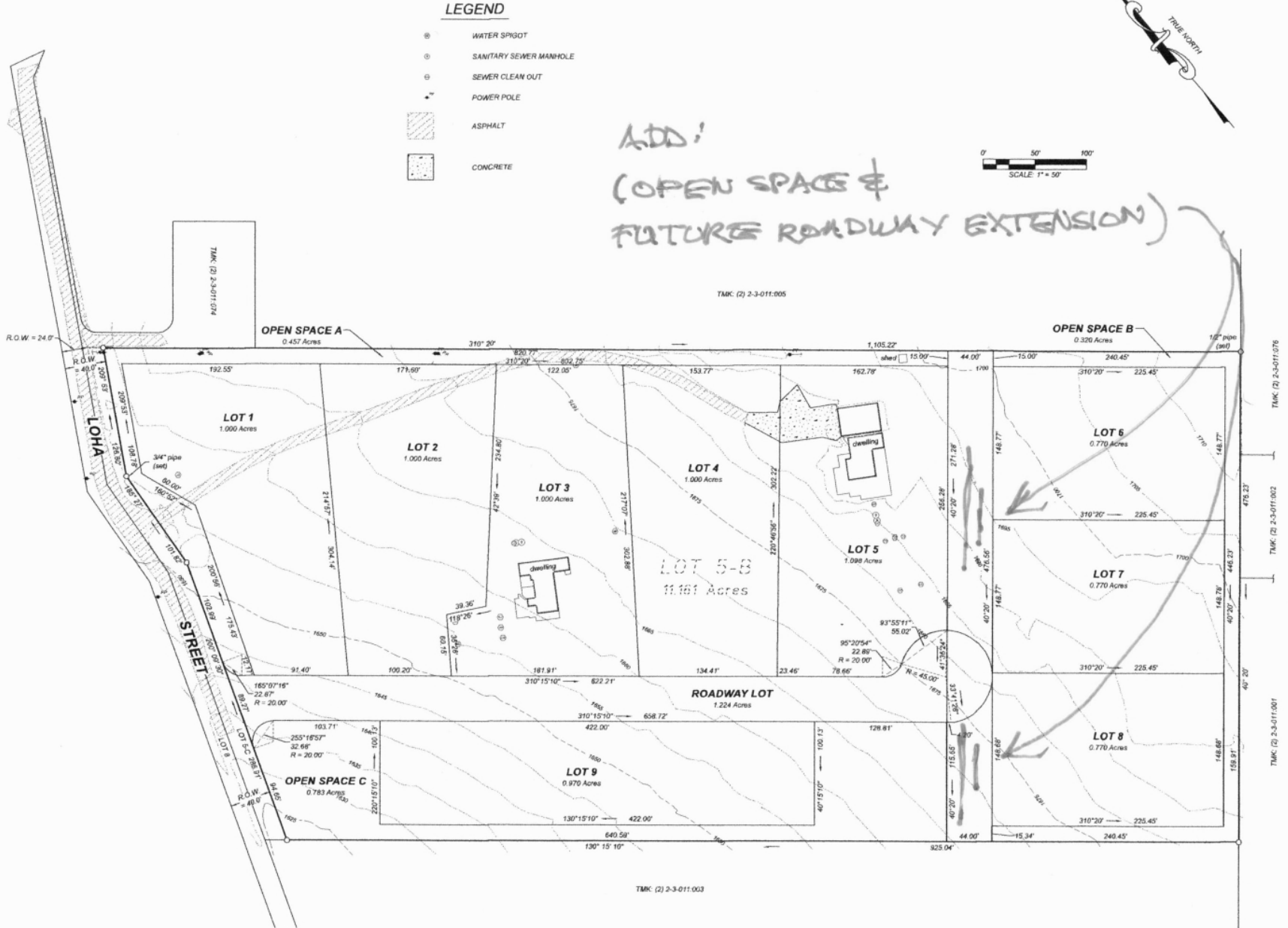
VICINITY MAP (NOT TO SCALE)

- NOTES:**
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PINKOQ".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - Single Family Residential
County Zoning - R-3 Residential
Flood Zone - X
 6. Owners are per the County of Maui, Real Property Assessment Division, Updated December, 2018.
 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or irrigation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3-44-0165.
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 10. No existing easement discovered. No Easements created.
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Prepared For:
Rakiv Singh
rakivsingh@hotmail.com

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.
 3. Elevations are based on assumed datum.

TMK: (2) 2-3-011:004



**PRELIMINARY
AHI AHI SUBDIVISION**

Subdivision of Lot 5-B into Lots 5-B-1 to 5-B-10, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Frietas Phillips and Deed of Minister of Interior W. H. Bailey dated November 10, 1887 as recorded in Liber 52 at Page 412
Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 17, 2021
Revised Date:

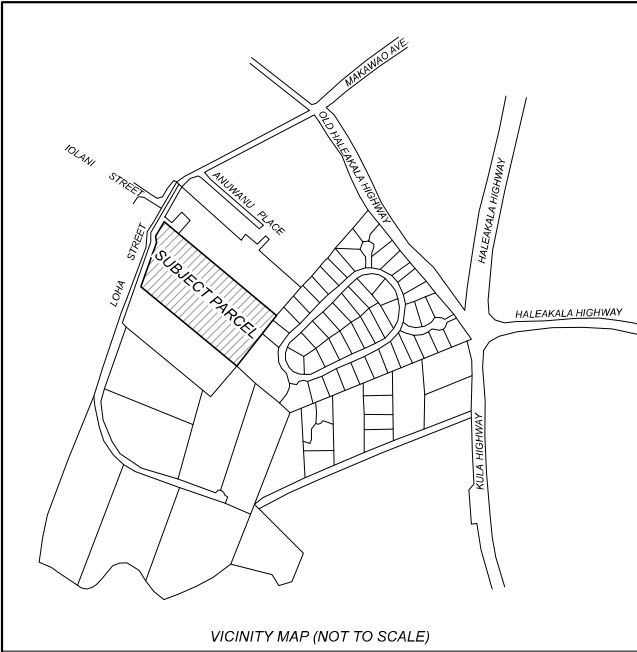


This map was prepared by me or under my direct supervision.
DRAFT
Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number 1512978
License Expiration Date 30 April 2020

3/24/21

30° X 36°

*20210326



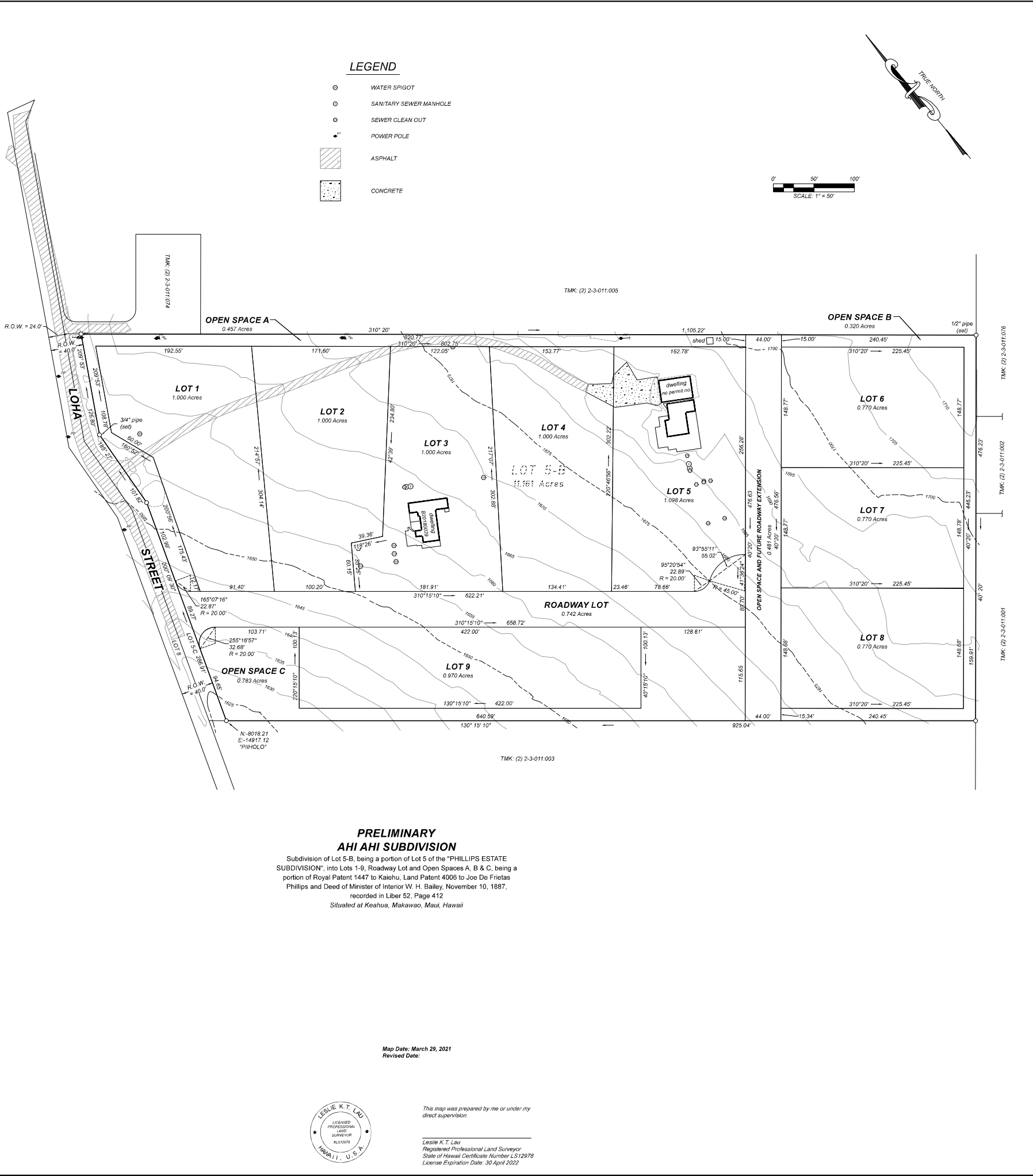
NOTES:

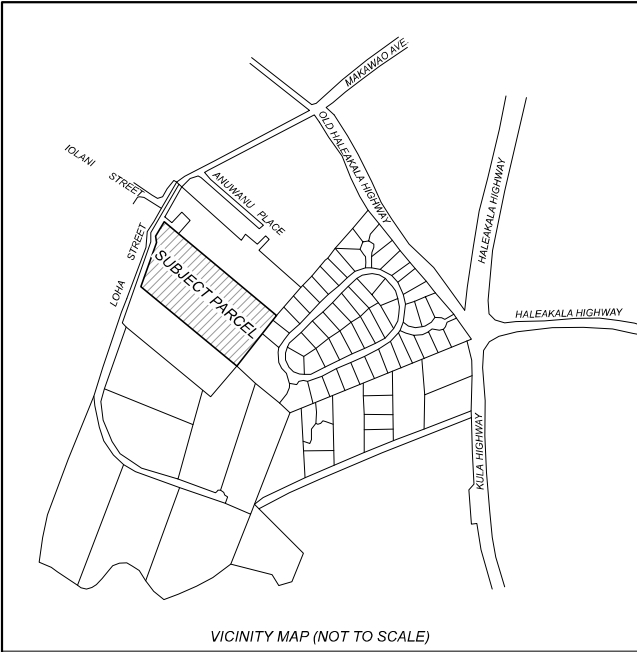
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PIHLOLO".
2. Total developable lots = 9.
3. Lots 1 thru 9 shall be serviced by public water.
4. Private sewer treatment will service Lots 1 thru 9.
5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - Single Family Residential
County Zoning - R-3 Residential
Flood Zone - X
6. Owners are per the County of Maui, Real Property Assessment Division Updated December, 2018.
7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0185.
8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
9. All elevations are assumed. Contours generated from actual field survey interval = 5'.
10. No existing easement discovered. No Easements created.
11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Prepared For:
Baldev Singh
baldevsingh@hotmail.com

NOTES:

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2. 1/2" pipes were found at all boundary corners unless noted otherwise.



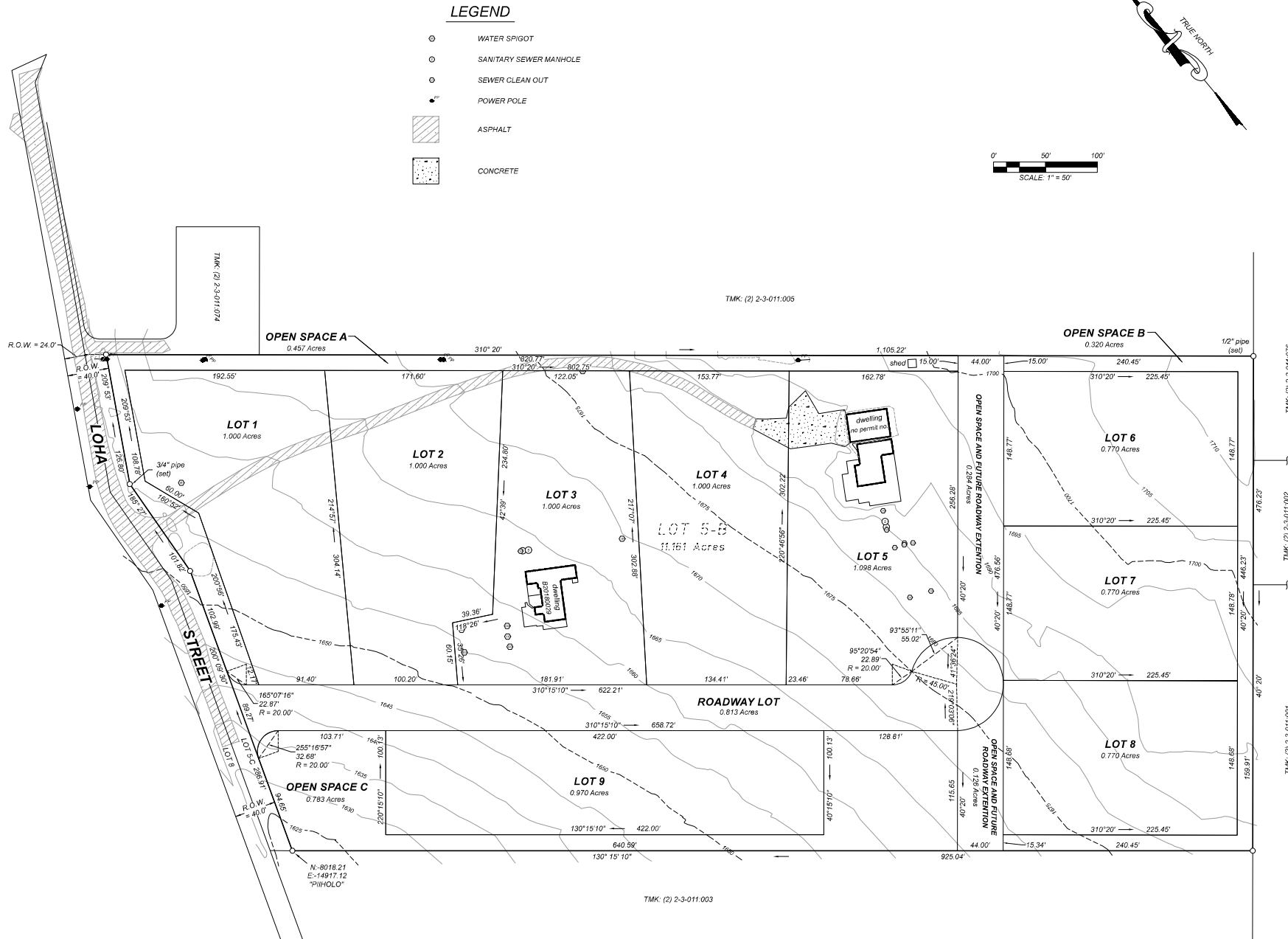


VICINITY MAP (NOT TO SCALE)

- NOTES:**
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Prepared For :
Baldev Singh
baldevsingh@hotmail.com

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.



**PRELIMINARY
AHI AHI SUBDIVISION**

Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 1-9, Roadway Lot and Open Spaces A, B & C, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Jose De Friesas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date:



This map was prepared by me or under my direct supervision.

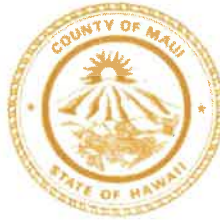
Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number L.S.12978
License Expiration Date: 30 April 2022

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration



**COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793**

April 21, 2021

Mr. Brandon Murr
CDF ENGINEERING LLC
P.O. Box 2985
Wailuku, Hawaii 96793

**SUBJECT: LOT 5-B PHILLIPS ESTATE SUBDIVISION
TMK: (2) 2-3-011:004
SUBDIVISION FILE NO. 2.3383**

Dear Mr. Murr:

We are unable to process your application for preliminary subdivision approval due to the following:

1. Please re-submit the subdivision application on it's most current form. The revised application shall include the following:
 - a. Page 1: Confirm from DPW Engineering Division on the subject subdivision name as indicated in DSA application review letter dated August 7, 2019. The subdivision name shall be consistent on both the application and the preliminary plat.
 - b. Page 1: Provide the correct lot numbering of the proposed developable and non-developable lots.
 - c. Page 2: Provide information of the required improvements in accordance to Section 18.08.080.F of the Maui County Code.
2. Please correct the preliminary plat to include the requirements of the proposed cul-de-sac as previously stated in the August 19, 2019 letter and in accordance to Section 18.16.130 of the Maui County Code.
3. Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet.

Mr. Brandon Murr

SUBJECT: **LOT 5-B PHILLIPS ESTATE SUBDIVISION**
SUBDIVISION FILE NO. 2.3383

April 21, 2021

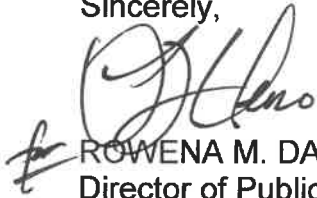
Page 2 of 2

4. The 'Open Space' lots on the preliminary plat shall have a specified designation of use and assigned a lot number.
5. Section 18.12.030.E.13.a MCC, states in part "...the director shall not approve any subdivision that causes any lot to be landlocked on the land subdivided or any adjacent land."

Please refer to the attached check set for comments and revisions.

If you have any questions regarding this letter, please contact the Aric McIntire at (808) 270-7252.

Sincerely,



ROWENA M. DAGDAG-ANDAYA
Director of Public Works

angelique@edcmaui.com

From: Brandon Murr <brandon@cdfengineers.com>
Sent: Friday, July 23, 2021 7:53 AM
To: baldev singh; Kendra Murr; Justin Leisy
Cc: Angelique Rogat; Doug Gomes
Subject: RE: Please confirm that revised subdivision application has been submitted

Baldev,

Subdivision Plats were resubmitted on Wednesday afternoon (07/23/2021).

Thank you

Brandon Murr, PE
CDF Engineering LLC



808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: baldev singh
Sent: Thursday, July 22, 2021 8:26 AM
To: Kendra Murr; Brandon Murr; Justin Leisy
Cc: Angelique Rogat; Doug Gomes
Subject: Please confirm that revised subdivision application has been submitted

Aloha:

Please confirm when our subdivision application was resubmitted. Thanks

Baldev Singh, PhD, R(B)
Broker
Coldwell Banker Island Properties (L)
808-280-5862
baldevsingh@hotmail.com

From: Justin Leisy <justin@cdfengineers.com>
Sent: Friday, August 6, 2021 3:21 AM
To: Doug Gomes
Cc: Brandon Murr
Subject: Re: Phillips Estate Subdivision (Singh)
Attachments: 19-056 SUBDIVISION REV 02.09 MAP 08.06.21.pdf; 2021-04-21 DSA comments.pdf; 2021-08-05 DSA Redlines.pdf

Doug,

For the "easement???" Question I think we just need to remove the driveway to Lot 5-B-5 so there are no questions as im sure we don't want an easement there and that driveway will be abandoned. Is that correct?

Also I have labeled Lots 14 and 15 as open space but I thing they will need to be designated as roadway otherwise lots 6-8 will be "landlocked".

The ROW is actually 40' wide with Lot 5-c so we should be good there.

Take a look at the revised Plat and call me at your convenience to discuss.

Thanks ,

Justin Leisy,
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Aug 5, 2021, at 2:21 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

JD,

More on this one. Please see attached redlines from DSA. Additionally, they are requesting a letter that specifically states how we addressed comments 1-5 of the attached transmittal. I have got number 1 completed, but can you/Doug let me know your responses to items 2-5?

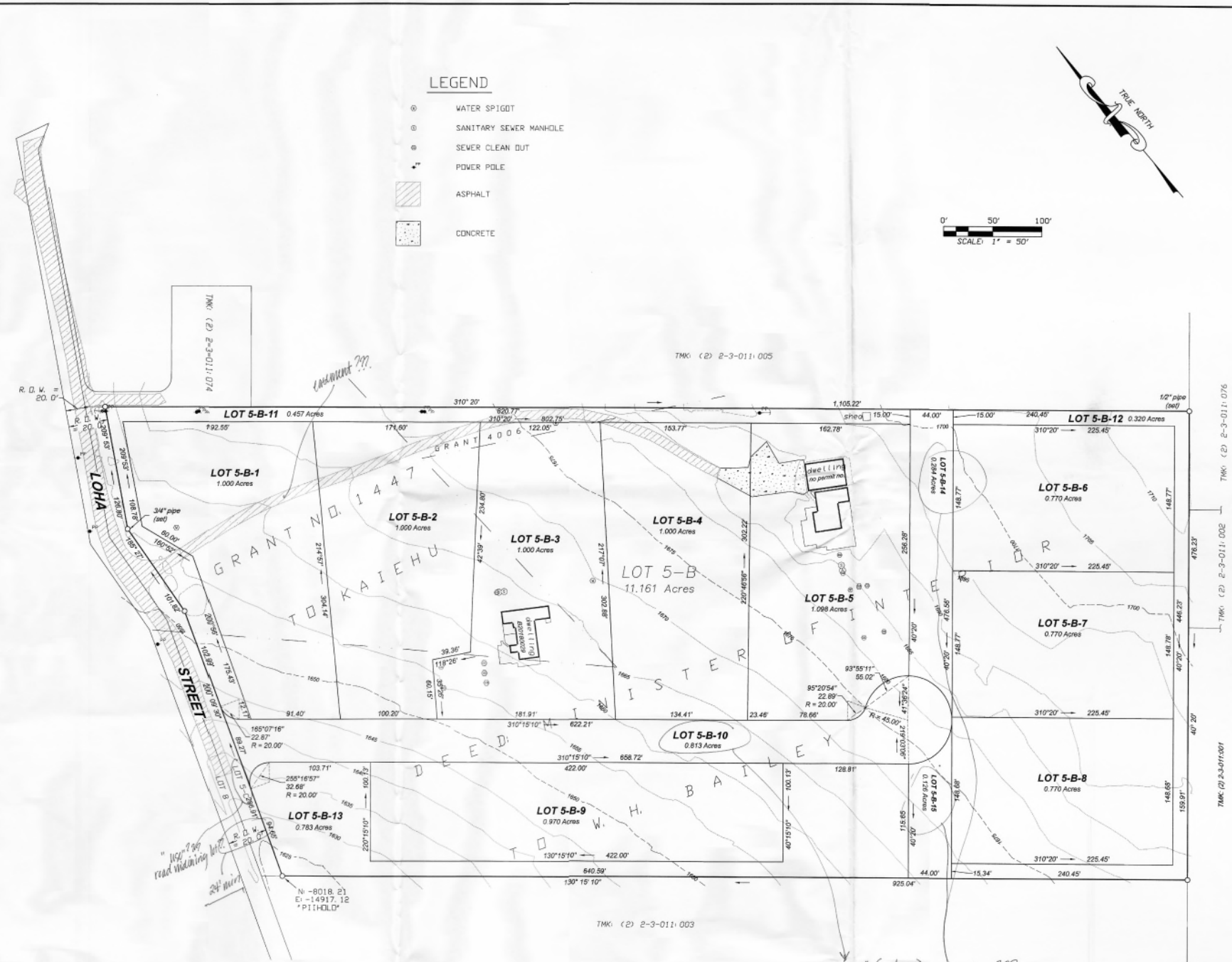
Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[43668871].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

<2021-04-21 DSA comments.pdf><2021-08-05 DSA Redlines.pdf>



VICINITY MAP (NOT TO SCALE)



- NOTES:**
1. Azimuths and coordinates shown herein refer to Government Survey Triangulation Station "Piholo".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
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OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96788

- NOTES:**
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 2. 1/2" pipes were found at all boundary corners unless noted otherwise.

**PRELIMINARY
PHILLIPS ESTATES SUBDIVISION**
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 1-9, Roadway Lot and Open Spaces A, B & C, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahoe, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021



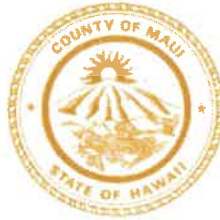
This map was prepared by me or under my direct supervision.
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration



**COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793**

April 21, 2021

Mr. Brandon Murr
CDF ENGINEERING LLC
P.O. Box 2985
Wailuku, Hawaii 96793

**SUBJECT: LOT 5-B PHILLIPS ESTATE SUBDIVISION
TMK: (2) 2-3-011:004
SUBDIVISION FILE NO. 2.3383**

Dear Mr. Murr:

We are unable to process your application for preliminary subdivision approval due to the following:

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 - a. Page 1: Confirm from DPW Engineering Division on the subject subdivision name as indicated in DSA application review letter dated August 7, 2019. The subdivision name shall be consistent on both the application and the preliminary plat.
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Mr. Brandon Murr

SUBJECT: **LOT 5-B PHILLIPS ESTATE SUBDIVISION**
SUBDIVISION FILE NO. 2.3383

April 21, 2021

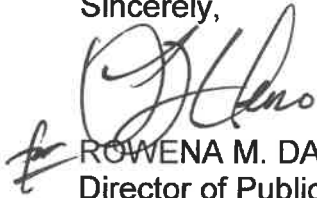
Page 2 of 2

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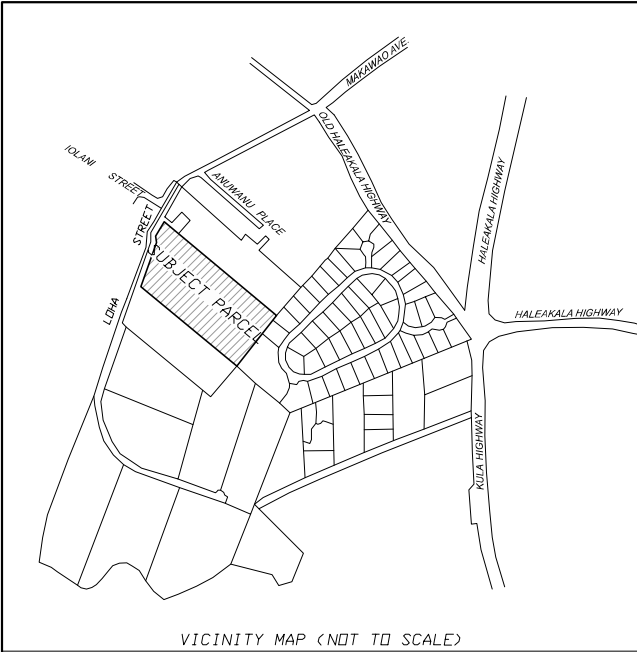
Please refer to the attached check set for comments and revisions.

If you have any questions regarding this letter, please contact the Aric McIntire at (808) 270-7252.

Sincerely,



ROWENA M. DAGDAG-ANDAYA
Director of Public Works

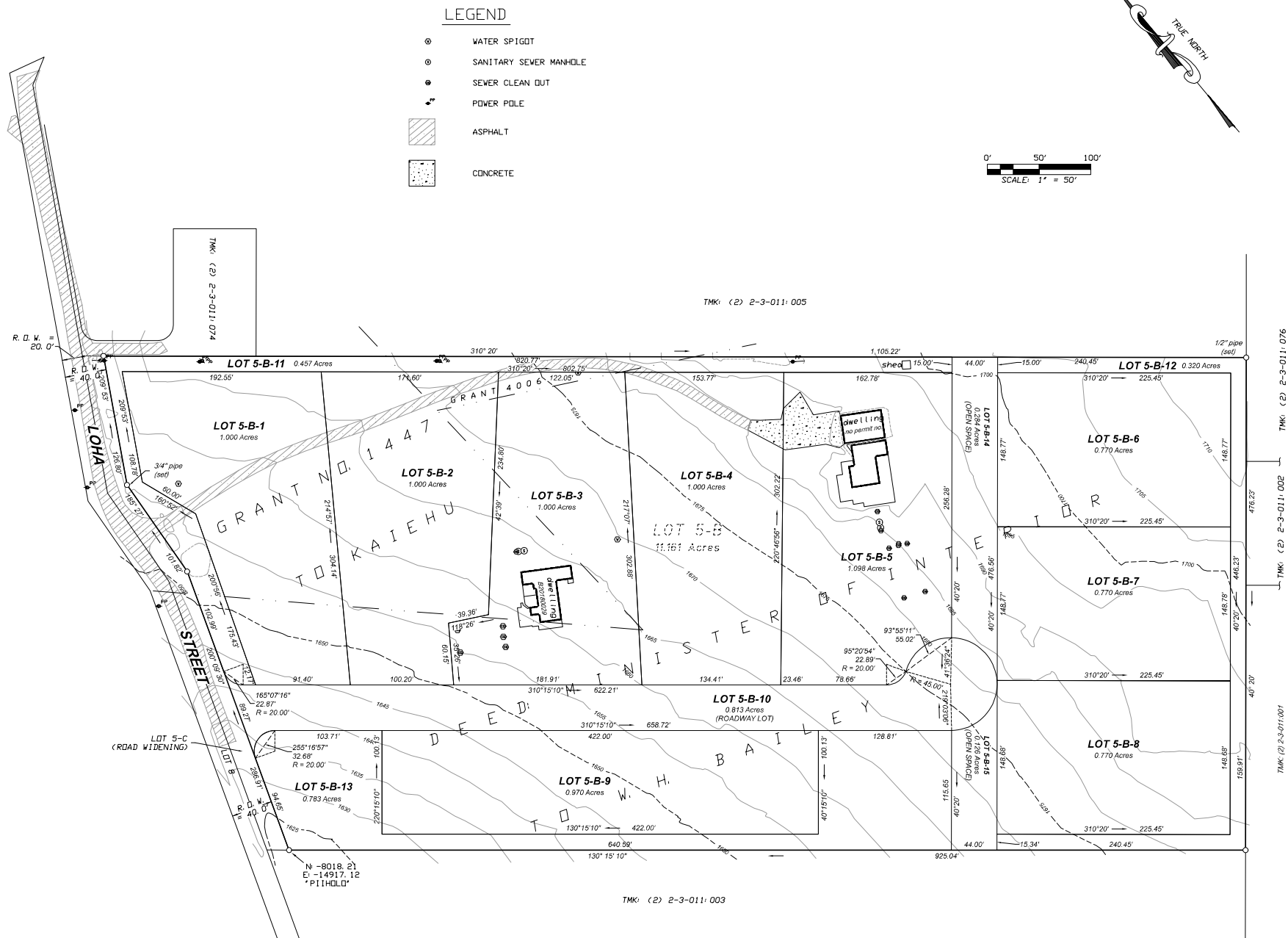


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PHILLIPS ESTATES SUBDIVISION**

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Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 08, 2021



This map was prepared by me or under my direct supervision.

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

angelique@edcmaui.com

From: Justin Leisy <justin@cdfengineers.com>
Sent: Wednesday, August 11, 2021 8:45 AM
To: Brandon Murr
Cc: baldev singh; Doug Gomes
Subject: Re: Phillips Estate Subdivision (Singh)
Attachments: 19-056 SUBDIVISION REV 02.09 MAP 08.11.21.pdf

Brandon,

Here is the revised plat.

Thanks,

Justin Leisy,
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Aug 6, 2021, at 3:17 PM, edc@maui.net wrote:

Justin,
Yes, Baldev and I agree with the changes. Please see below comments and revise and resubmit as soon as possible.
Would you also send me a copy of the August 19, 2019 letter?
Mahalo,
Douglas

From: Justin Leisy <justin@cdfengineers.com>
Sent: Friday, August 6, 2021 3:21 AM
To: Doug Gomes <edc@maui.net>
Cc: Brandon Murr <brandon@cdfengineers.com>
Subject: Re: Phillips Estate Subdivision (Singh)

Doug,

For the "easement???" Question I think we just need to remove the driveway to Lot 5-B-5 so there are no questions as im sure we don't want an easement there and that driveway will be abandoned. Is that correct? YES, the existing driveway will not be needed

Also I have labeled Lots 14 and 15 as open space but I thing they will need to be designated as roadway otherwise lots 6-8 will be "landlocked". Yes, these lots 14 %15 will be used for future roadway to connect to the two adjacent lots and will be used for driveways access to lots 6, 7, & 8.

The ROW is actually 40' wide with Lot 5-c so we should be good there.

Take a look at the revised Plat and call me at your convenience to discuss.

Thanks ,

Justin Leisy,
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Aug 5, 2021, at 2:21 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

JD,

More on this one. Please see attached redlines from DSA. Additionally, they are requesting a letter that specifically states how we addressed comments 1-5 of the attached transmittal. I have got number 1 completed, but can you/Doug let me know your responses to items 2-5?

Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[43668871].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

<2021-04-21 DSA comments.pdf><2021-08-05 DSA Redlines.pdf>



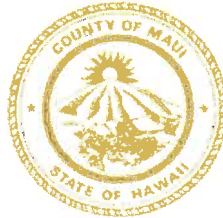
This email has been checked for viruses by Avast antivirus software.
www.avast.com

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

LANCE S. NAKAMURA, P.E.
Development Services Assistant
Administrator



**COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT SERVICES ADMINISTRATION
110 ALA'IHI STREET, SUITE 214
KAHULUI, MAUI, HAWAII 96732**

September 13, 2021

Mr. Brandon Murr
CDF ENGINEERING LLC
P. O. Box 2985
Wailuku, Hawaii 96793

**SUBJECT: PHILLIPS ESTATES SUBDIVISION
TMK: (2) 2-3-011:004**

Dear Mr. Murr:

We are unable to process your application for preliminary subdivision approval due to the following:

1. The revised application shall include the following:
 - a. Page 2: Provide information of the required improvements in accordance to Section 18.08.080.F of the Maui County Code (see plat comments).
2. Please correct the preliminary plat to include the requirements of the proposed cul-de-sac as previously stated in the August 19, 2019 letter and in accordance to Section 18.16.130 of the Maui County Code.
3. Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet.
4. The 'Restricted Use' lots on the preliminary plat shall have a specified designation of use.

Mr. Brandon Murr
SUBJECT: **PHILLIPS ESTATE**
SUBDIVISION
SUBDIVISION FILE NO. 2.3406

May 7, 2021
Page 2 of 2

5. See DSA check set for additional comments.

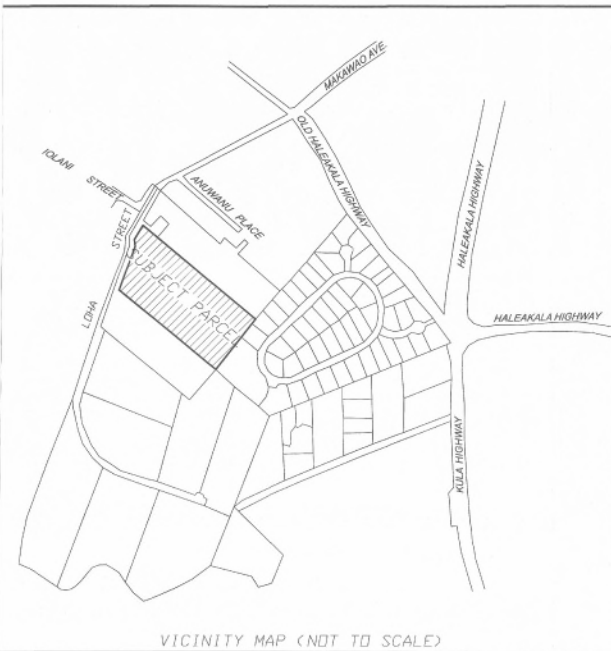
And as a reminder, please fold plats to letter size (8½" x 11") with your submittal.

If you have any questions regarding this letter, please contact the Aric McIntire at (808) 270-7252.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aric McIntire', with a long horizontal flourish extending to the right.

Aric McIntire
DSA Subdivisions / Civil Construction
Civil Engineering III



- NOTES:**
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PIHOLE".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
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 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Lots 5-B-11, 5-B-12, and 5-B-13 are ~~open space~~ restricted use lots for the purposes of ... in favor of ...

Lots 5-B-10, 5-B-14, and 5-B-15 are roadway lots in favor of ... owned by ...

OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96788

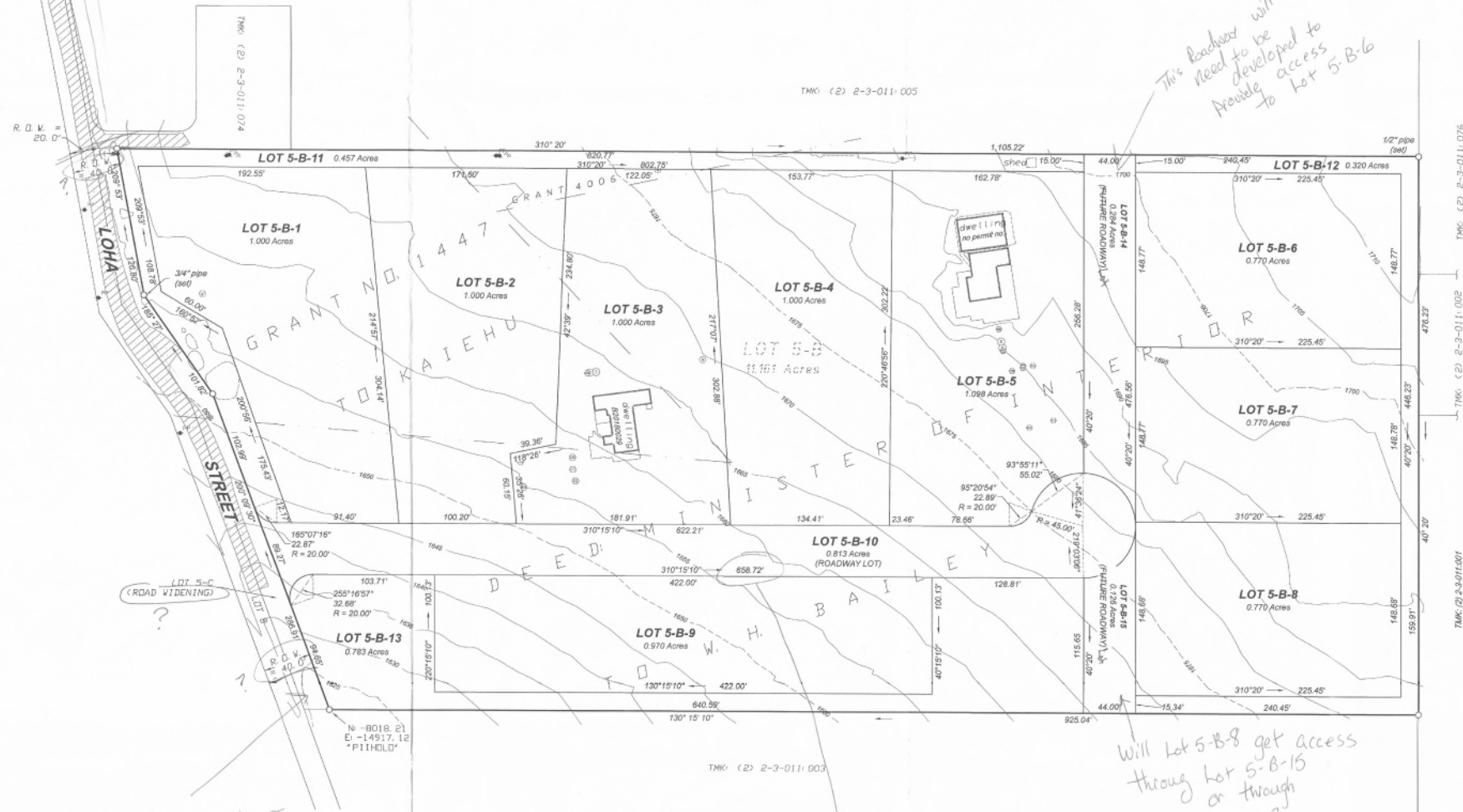
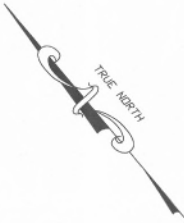
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This Section Needs to be 24' ROW
Either Variance or
Become part owner
of Lot 6-C-2-C
TMK: (2) 2-3-011:005
See subdivision 2.1526

LEGEND

- ⊙ WATER SPIGOT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEAN OUT
- ⊙ POWER POLE
- ▨ ASPHALT
- ▤ CONCRETE

0' 50' 100'
SCALE: 1" = 50'



Doc # 2000-164205
for access is
between people not
parcels, this access
might not be carried
over to all
new lots. Might
need a new
agreement. Provide
this document
when you re-apply.
Also becoming part
owner of Lot 5-C
would satisfy the
24' ROW.

PRELIMINARY PHILLIPS ESTATES SUBDIVISION

Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 5-B-1 thru 5-B-15, Roadway Lot and Open Spaces 5-B-11 thru 5-B-15, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
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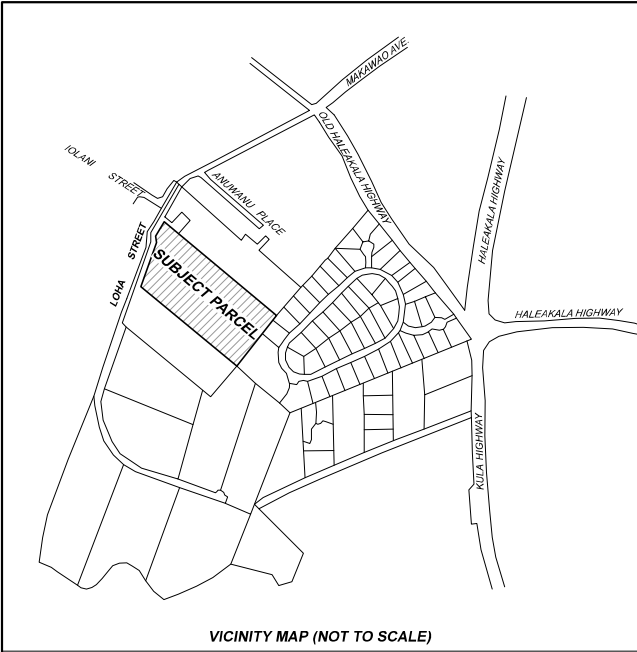
Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 11, 2021



This map was prepared by me or under my direct supervision.
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

Cannot be over 550' unless you seek a variance from the director of DSA. The Variance must be for top reasons.

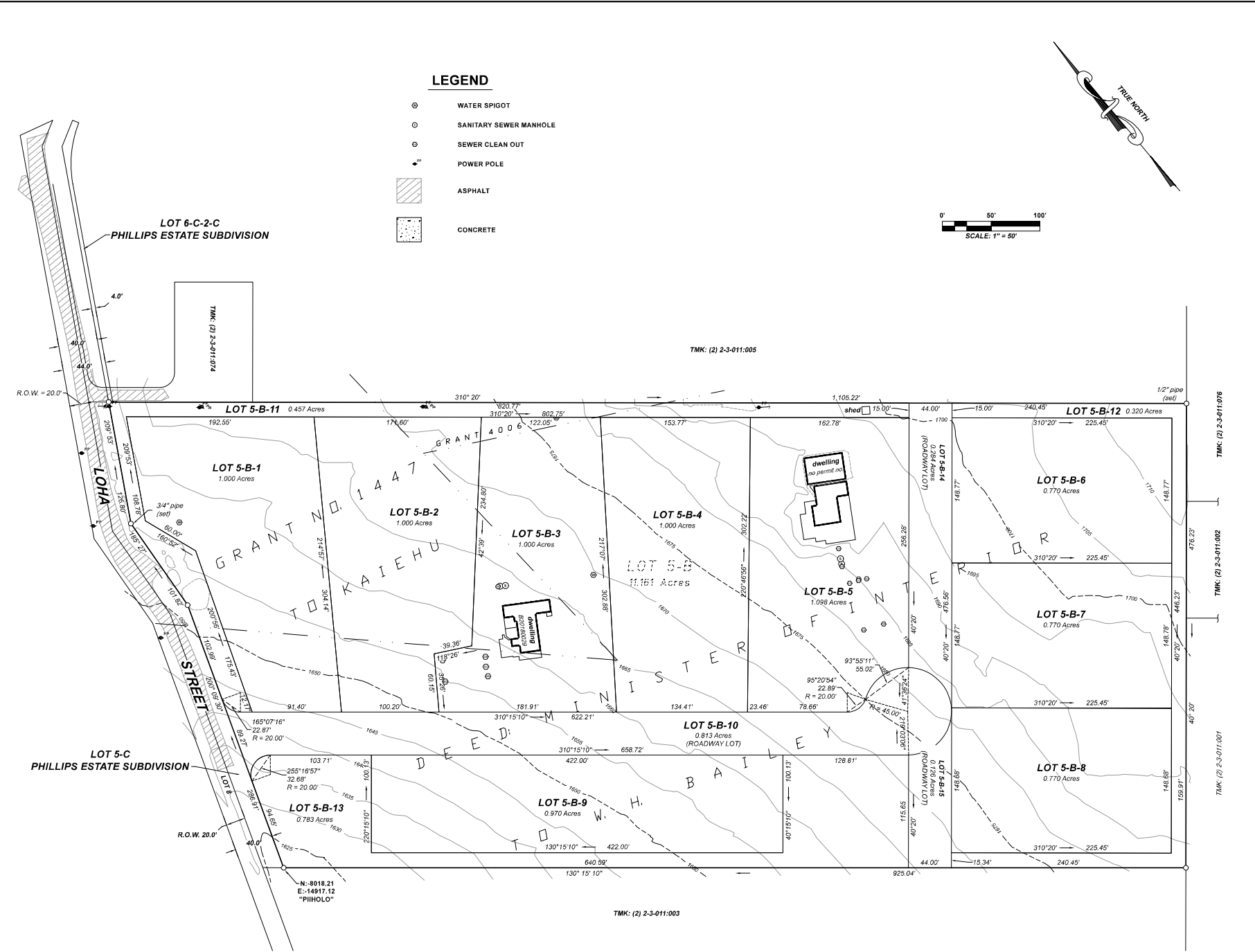
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OWNERS:
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SINGH, KIMI MARIE
P.O. Box 880505
Pukalani HI 96788

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Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: October 08, 2021

This map was prepared by me or under my direct supervision.

Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number L.S.12978
License Expiration Date: 30 April 2022

From: edc@maui.net
Sent: Tuesday, November 9, 2021 3:10 PM
To: 'Brandon Murr'; 'Justin Leisy'
Cc: 'baldev singh'
Subject: RE: Phillips Estates
Attachments: lot boundary - ed valera .pdf; TMK MAP M23011.TIF

Justin and Brandon,

According to Aric McIntire there is a problem with Lot 5-C of the Phillips Estates Subdivision (See attached) Apparently subdivision this was not finalized and Lot 5-C is still a part of a flag lot servicing Lot 5-A. The pole portion need to be separated and provided with a lot description and Tax Map Key Number and recorded at Bureau of Convenances. This lot would then serve as a roadway widening lot for Lots 5-A and 5-B. This will satisfy the requirement that the roadway right-of-way with be at least twenty four (24) feet and provide the necessary access to Lot 5-B subdivision.

Please also add a note indicating that the cul-de-sac has been lengthen to accommodate existing site constraints for a future road extension to the two adjacent parcels to the North and South of Lot 5-B as required by the Planning Department.

It may be necessary to do a separate subdivision application for the road widening lot or is it possible in incorporate this change into the current subdivision application. We do not want to cause any encumbrance or future issues for the owners of Lot 5-A if the decide to subdivide their lot in the future.

Please review these comments and call me to discuss in greater detail on how we can expedite this process..

Mahalo,

Douglas

900 Eha Street, Suite # 201

Wailuku, HI 96793

Ph: (808) 242-1644

Fax: (808) 242-0838

email: edc@maui.net

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING

From: Brandon Murr <brandon@cdfengineers.com>
Sent: Monday, November 8, 2021 10:16 AM
To: Justin Leisy <justin@cdfengineers.com>
Cc: baldev singh <baldevsingh@hotmail.com>; edc@maui.net
Subject: Re: Phillips Estates

Doug/JD,

Back from our trip and getting back up to speed with everything. What is the current status here with Baldev's map in regard to Aric's most recent set of comments?

Thank you

Brandon Murr, PE

CDF Engineering LLC

P.O. Box 2985, Wailuku, HI 96793

O: (808) 891-2400

From: Brandon Murr <brandon@cdfengineers.com>

Sent: Monday, October 11, 2021 8:31 AM

To: Justin Leisy <justin@cdfengineers.com>

Cc: baldev singh <baldevsingh@hotmail.com>; edc@maui.net <edc@maui.net>

Subject: RE: Phillips Estates

Doug,

Let me know if there is a morning this week that works for you to go over your questions.

Thank you

Brandon Murr, PE
CDF Engineering LLC



808-891-2400

270 Ho'okahi Street

Suite 301

Wailuku, HI 96793

<http://cdfengineers.com>

From: [Justin Leisy](#)

Sent: Monday, October 11, 2021 5:03 AM

To: [Brandon Murr](#)

Cc: [baldev singh](#); edc@maui.net

Subject: Re: Phillips Estates

Yes, let me know when. The earlier in the day the better.

Justin Leisy, LSIT
Action Survey, LLC
P.O. Box 2985

Wailuku Hi, 96793

Ph:(808)891-2400

Cell:(808)344-5240

Fax:(808)879-2402

justin@cdfengineers.com

This message is intended solely for the addressee(s) named above. Its contents may be PRIVILEGED, CONFIDENTIAL and PROTECTED from disclosure. If you are not the intended recipient, any unauthorized use, disclosure or copying of

this message or its contents is prohibited. If you have received this message by mistake, please notify the sender immediately by reply e-mail or by collect telephone call and delete this e-mail.

On Oct 8, 2021, at 1:46 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

JD,
Would you have any availability to hop on a call with Doug next week? Hoping to get this resubmittal up to Aric as soon as possible.

Doug,
Did you have any luck reaching Aric to explain the "future road extension" and to discuss your previous conversations with Planning?

Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[45713704].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: [Justin Leisy](#)
Sent: Friday, October 8, 2021 5:41 AM
To: [Brandon Murr](#)
Cc: [baldev singh](#); edc@maui.net
Subject: Re: Phillips Estates

All,

I made the minor edits that I was able to.

Thanks,

Justin Leisy, LSIT
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Oct 7, 2021, at 12:22 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

All,

Please see attached redlines to accompany the previous comment letter from DSA.

Thank you

Brandon Murr, PE
CDF Engineering LLC
<A349C1EBA6D54FE3AADD0883F08C3FA4[45658580].png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: DSA SUBDIVISIONS
Sent: Wednesday, October 6, 2021 3:35 PM
To: Brandon Murr
Cc: Aric McIntire
Subject: Fwd: RE: Phillips Estates

Aloha Brandon,

Here is the check set for your records.

Mahalo,
Jae
>>> Aric McIntire 10/6/2021 2:53 PM >>>

>>> Brandon Murr <brandon@cdfengineers.com> 9/30/2021 1:50 PM >>>
Aric,

I just got the packet back for this one in the mail. I got your comment letter but number 5 refers to the "DSA Checkset" and it looks like I only have 3 maps here, with no checkset. Any chance you have that or it is in our pick up tray maybe?

Thank you

Brandon Murr, PE
CDF Engineering LLC
<IMAGE.png>
808-891-2400
270 Ho'okahi Street
Suite 301
Wailuku, HI 96793
<http://cdfengineers.com>

From: Aric McIntire

Sent: Thursday, September 9, 2021 1:45 PM

To: Brandon Murr

Subject: Phillips Estates

Brandon

I will be giving you a call about this documents.

808-270-7334

Aric McIntire

County of Maui

Development Services Administration

<2.3383 prel plat_dsa ck st_090221.pdf>

LAND PATENT GRANT 4006
TO JOE DE FREITAS PHILLIPS
310'20" - 1105.22

LOT 6-C-2-A
TMK(2) 2-3-11:05

FENCELINE IS INSIDE THIS LOT
electric power lines is inside this lot

PROPOSED
HOUSE

ROYAL
PATENT GRANT 1447
TO KAHUHU

LOT 5-B

Area = 11.161 Acres

DEED OF MINISTER OF INTERIOR TO W. H. BAILEY

LOT 1
TMK(2) 2-3-11:02

40'20" - 476.23

FENCELINE IS INSIDE THIS LOT

LOT 6-C-2-B
TMK(2) 2-3-11:04

set 1/2" pipe

209'53" - 226.80

set 1/2" pipe

LOT 5-C

set 1/2" pipe

185'27" - 101.82

set 1/2" pipe

LOT 6

set 1/2" pipe

200'09'30" - 286.91

LOHA PLACE

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

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set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

set 1/2" pipe

TRUE NORTH
Meridian of

SCALE: 1" = 100'
PIPHOLE

FENCELINE IS INSIDE THIS LOT

130'15'10" - 925.04

LOT 5-A
TMK(2) 2-3-11:03

LOT 5-B

PHILLIPS ESTATES SUBDIVISION

Being portions of Royal Patent Grant 1447 to Kahuhu,
Land Patent Grant 4006 to Joe De Freitas Phillips and
Deed of Minister of Interior to W. H. Bailey
KEAHUA, MAKAWAO, MAUI, HAWAII

This work was prepared by me
or under my direct supervision.
VALERA, INC.

Edgardo V. Valera
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 5076



Scale 1" = 100 ft

T.M.K.(2) 2-3-11:04

*20211109

angelique@edcmaui.com

From: Aric McIntire <Aric.Mcintire@co.maui.hi.us>
Sent: Tuesday, November 16, 2021 4:53 PM
To: edc@maui.net
Subject: Phillips Subdivision
Attachments: 2.3383 prel plat_dsa ck st_090221.pdf; 2.178 - 1962.pdf; 223011003 RPA file.pdf; 2.1526.pdf

Douglas

I attached 4 files:

2.3383 check set

2.178 - this is the old subdivision. you can see faintly the words 5-C

223011003 RPA File is a residential appraisal card showing Lots 5-A and 5-C

2.1526 - this is the neighboring subdivision showing a road widening lot

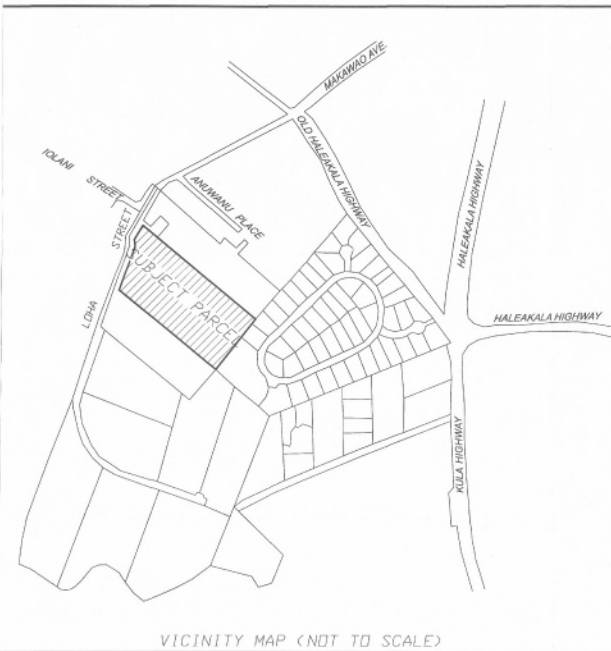
Aric McIntire

County of Maui

Development Services Administration

RESIDENTIAL APPRAISAL CARD

[illegible]



- NOTES:**
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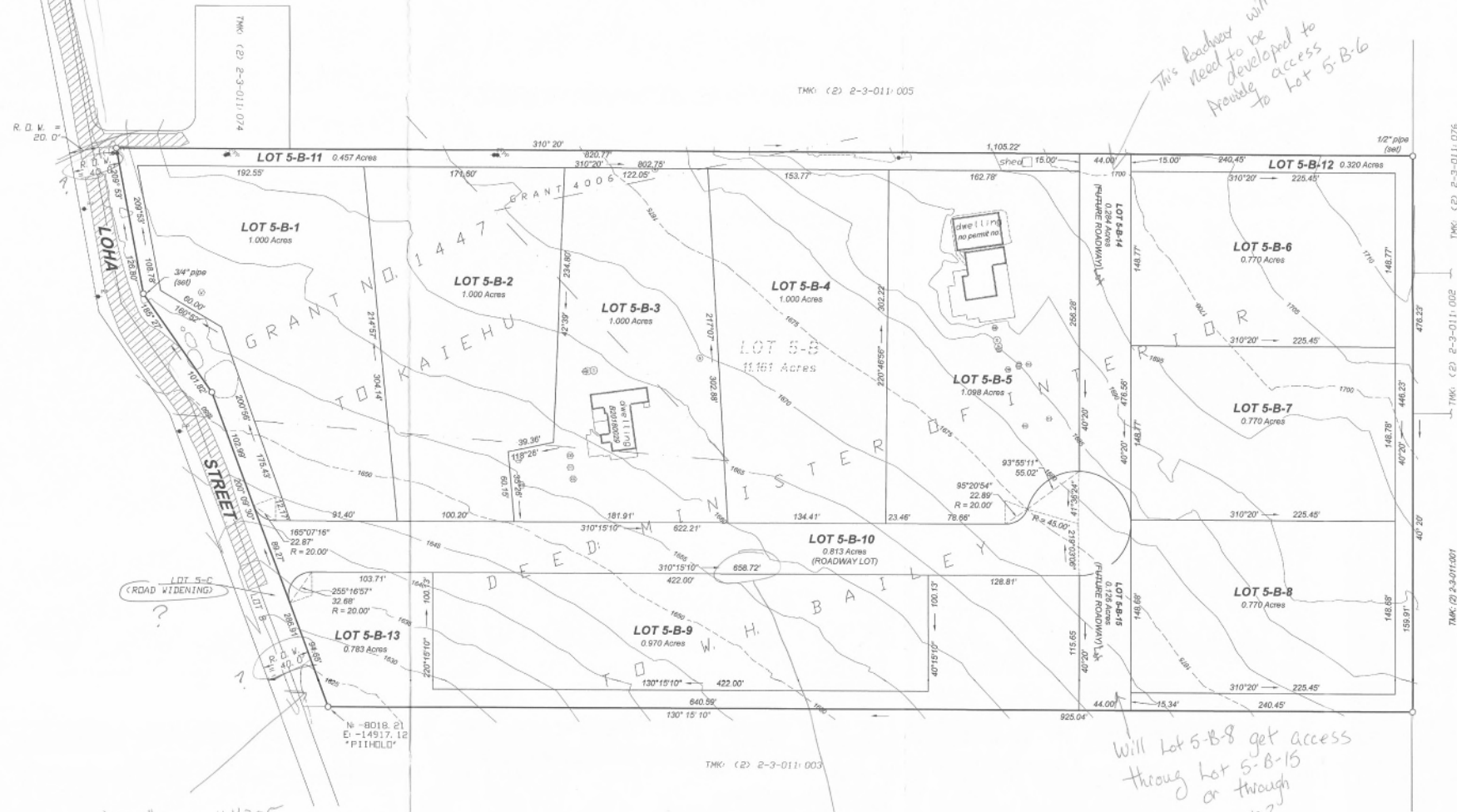
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This Section Needs to be 24' ROW
Either Variance or
Become part owner
of Lot 6-C-2-C
TMK: (2) 2-3-011-005
See subdivision 2.1526

LEGEND

- ⊙ WATER SPIGOT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEAN OUT
- ⊙ POWER POLE
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0' 50' 100'
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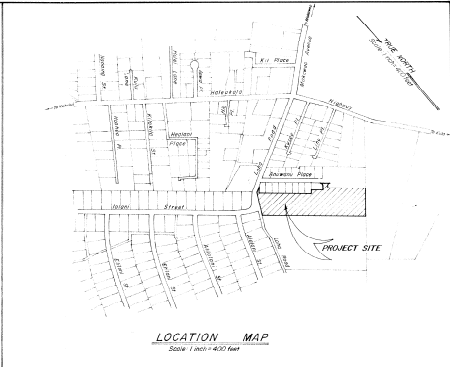
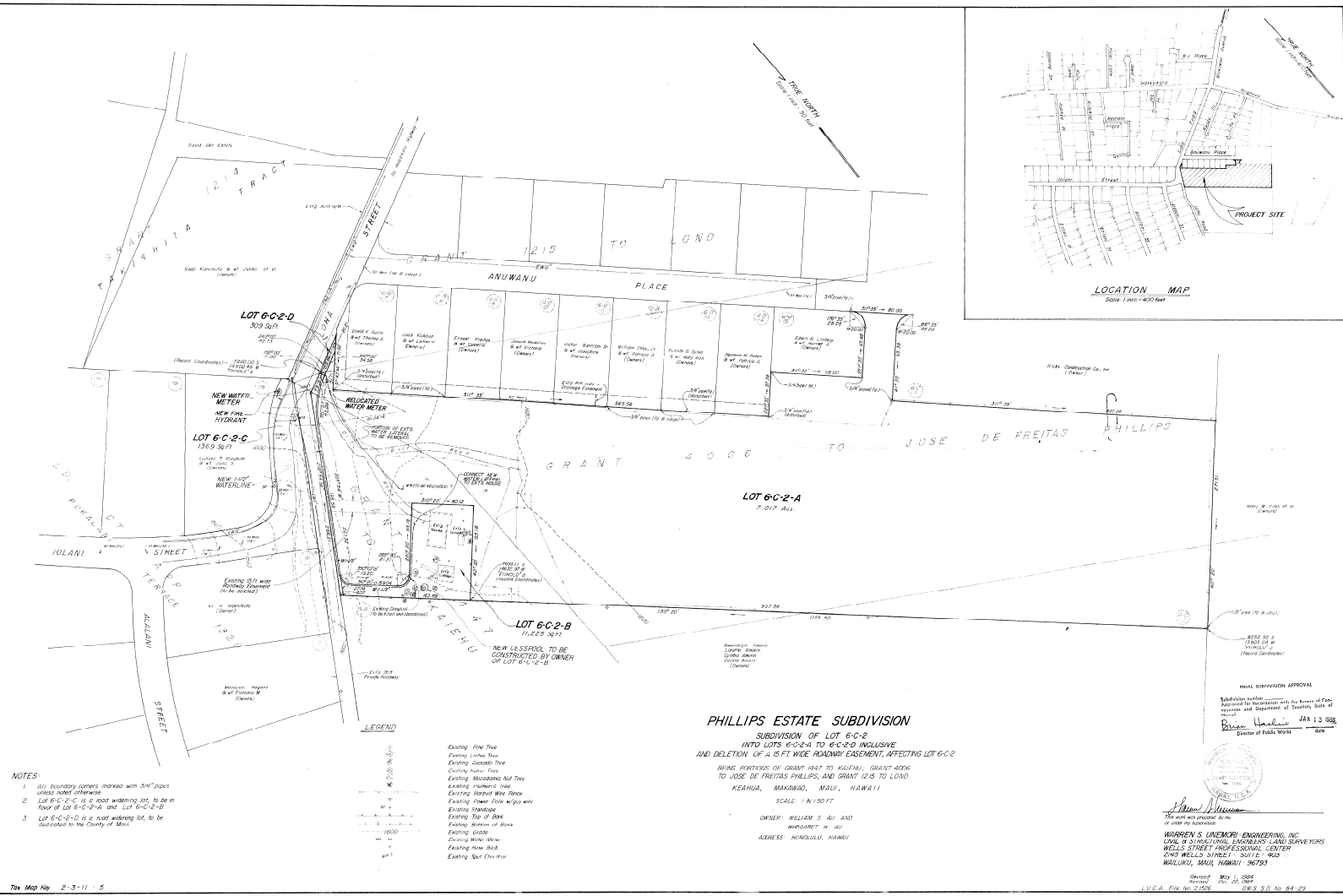
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Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

DSA Check Set 9/2/21



PHILLIPS ESTATE SUBDIVISION
 SUBDIVISION OF LOT 6-C-2
 INTO LOTS 6-C-2-A TO 6-C-2-D INCLUSIVE
 AND DELETION OF A 15 FT WIDE ROADWAY EASEMENT, AFFECTING LOT 6-C-2

BEING PORTIONS OF GRANT ROAD TO KALANI, GRANT ROAD
 TO JOSE DE FREITAS PHILLIPS, AND GRANT RD TO LONO.

KEANUA, MAKIWAHO, MAUI, HAWAII

SCALE: 1"=50 FT

OWNER: WILLIAM S AU AND
 MARGARET S AU
 ADDRESS: HONOLULU, HAWAII

PHILLIPS ESTATE SUBDIVISION

Subdivision map as shown and prepared by me or under my supervision.

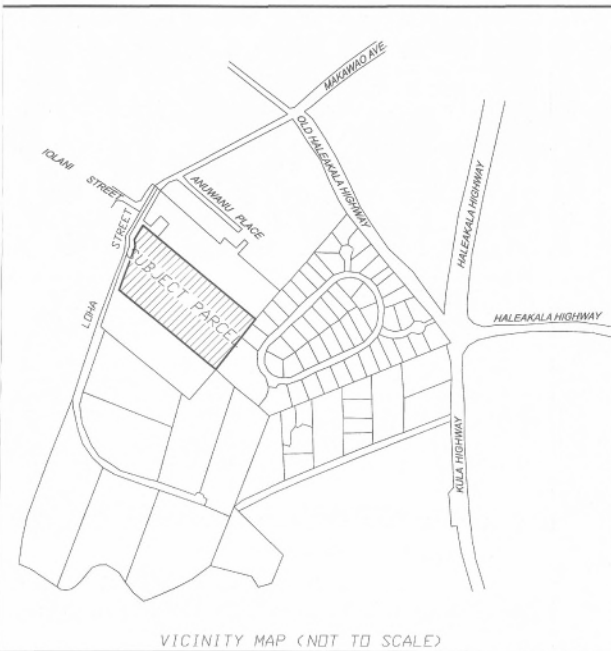
Approved for Recording with the Bureau of Taxation and Department of Taxation, State of Hawaii.

John H. H. H. JAN 13 1988
 Director of Public Works

Warren S. Unemori
 WARREN S. UNEMORI ENGINEERING, INC.
 CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
 WELLS STREET PROFESSIONAL CENTER
 4050 WELLS STREET, SUITE 1200
 WAILUKU, MAUI, HAWAII 96793

Recorded May 14 1988
 L.U.C.A. FILE NO. 21506 DEEDS S.D. NO. 84-29

- NOTES:**
1. All boundary corners marked with 3/4" pins unless noted otherwise.
 2. Lot 6-C-2-C is a road widening lot, to be in favor of Lot 6-C-2-A and Lot 6-C-2-B.
 3. Lot 6-C-2-D is a road widening lot, to be dedicated to the County of Maui.



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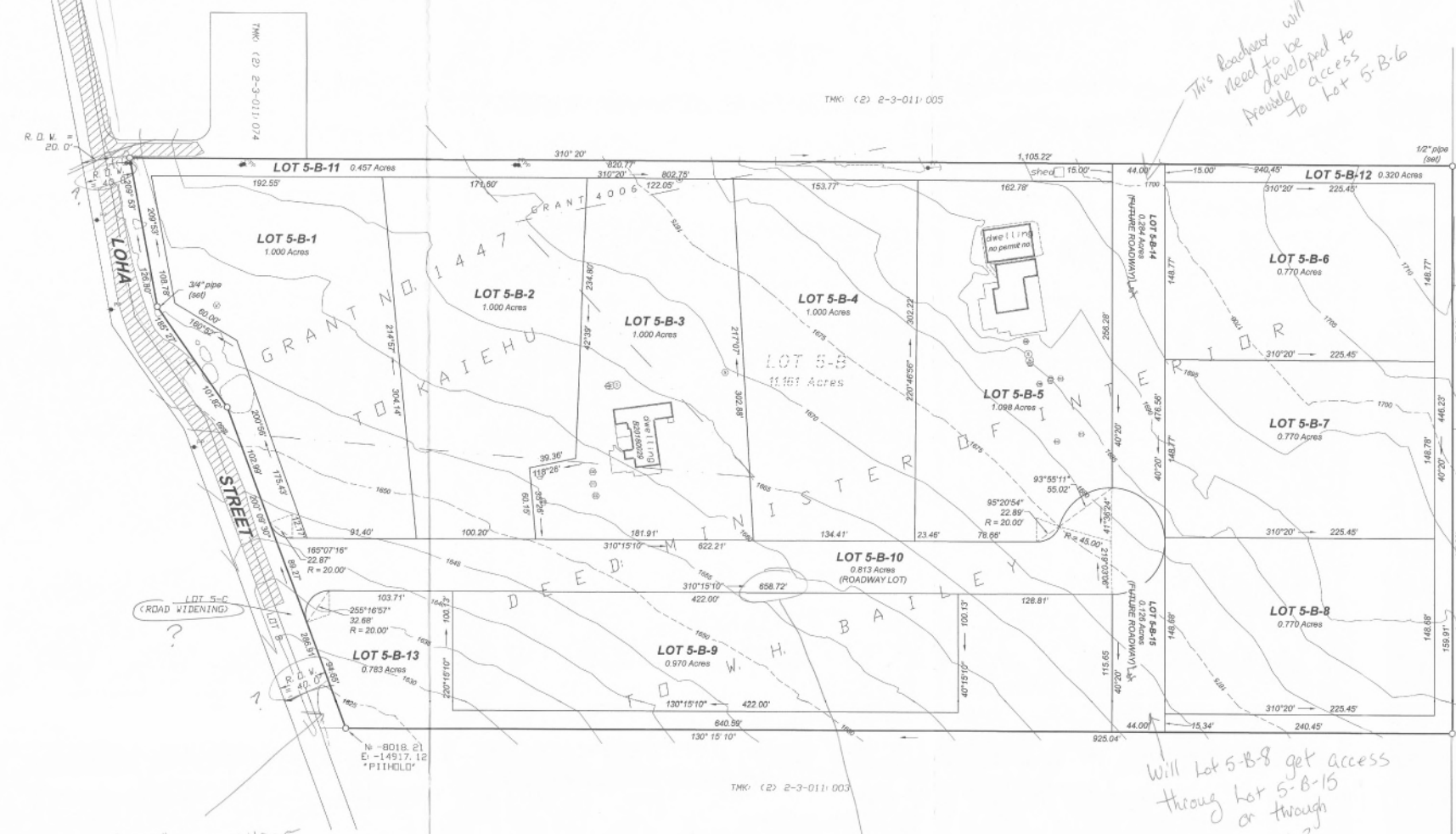
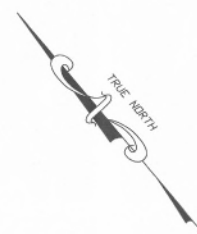
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Become part owner
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TMK: (2) 2-3-011-005
See subdivision 2.1526

LEGEND

- ⊙ WATER SPIGOT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEAN OUT
- ⊙ POWER POLE
- ▨ ASPHALT
- ▤ CONCRETE

0' 50' 100'
SCALE: 1" = 50'



Doc # 2000-164205
for access is
between people not
parcels, this access
might not be carried
over to all
new lots. Might
need a new
agreement. Provide
this document
when you re-apply.
Also becoming part
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Map Date: March 30, 2021
Revised Date: June 04, 2021
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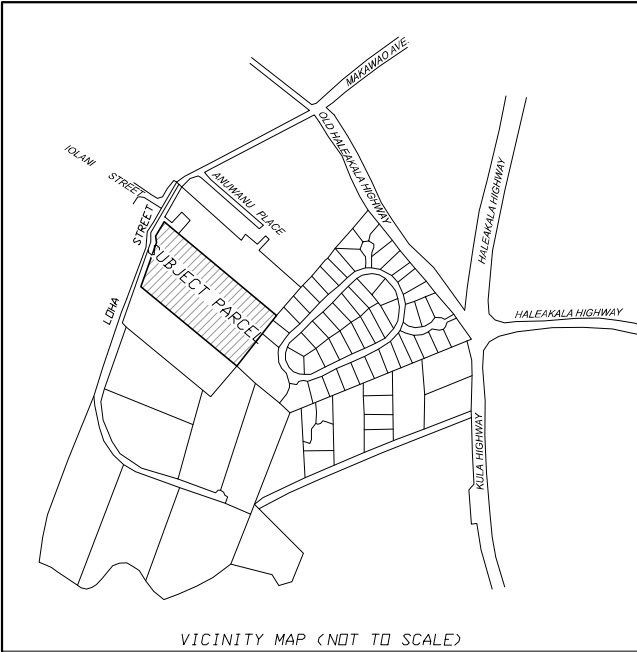


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Leslie K.T. Lau
Registered Professional Land Surveyor
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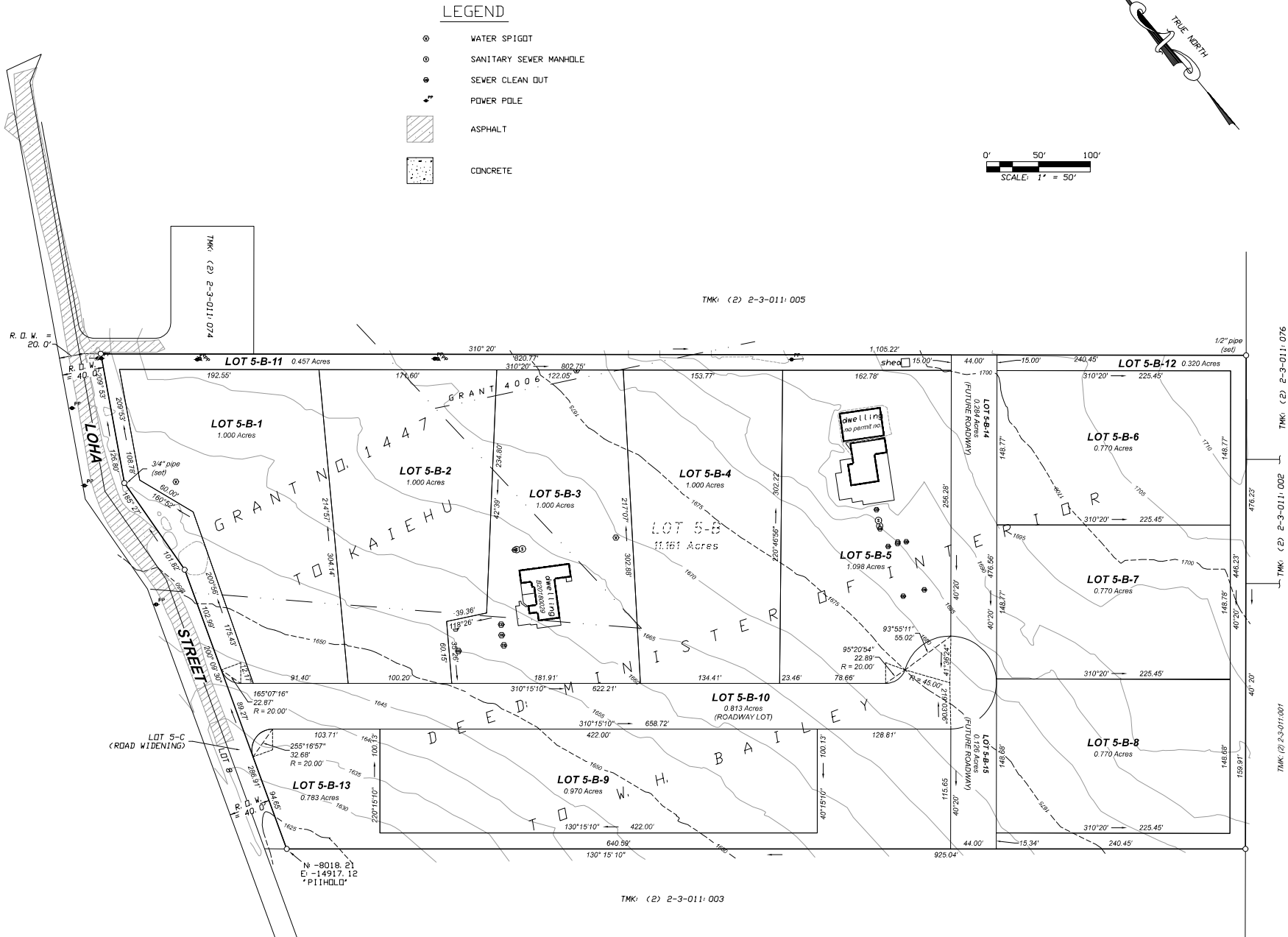


VICINITY MAP (NOT TO SCALE)

- NOTES:**
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 7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0185.
 8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
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 10. No existing easement discovered. No Easements created.
 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

OWNERS:
SINGH, BALDEV
SINGH, KIMI MARIE
P.O. Box 880505
Pukalani HI 96788

- NOTES:**
1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
 2. 1/2" pipes were found at all boundary corners unless noted otherwise.



**PRELIMINARY
PHILLIPS ESTATES SUBDIVISION**

Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 5-B-1 thru 5-B-15, Roadway Lot and Open Spaces 5-B-11 thru 5-B-15, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Frietas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Sited at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 11, 2021



This map was prepared by me or under my direct supervision.
Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

From: edc@maui.net
Sent: Wednesday, January 26, 2022 9:38 AM
To: 'dave@tonytlaw.com'
Cc: 'baldev singh'; angelique@edcmaui.com
Subject: Baldev Singh - Phillips Subdivision
Attachments: 2.178 - 1962.pdf; 2.1526.pdf; 2.3383 prel plat_dsa ck st_090221.pdf; 19-056 SUBDIVISION REV 02.09 MAP 08.11.21.pdf; 223011003 RPA file.pdf; LOT 5-C, PHILLIPS ESTATE SUBDIVISION.pdf; 2021-09-13 DSA Comments.pdf; 2021-04-21 DSA comments.pdf; TMK 2nd 2 3 011 004 .pdf

David,

This took a little longer than the 5 minutes I thought it would take.

Attached are the following documents for your use in preparing an easement document to allow access over Lot 5-C that will allow Baldev Singh property to proceed with his subdivision application.

1. Tax Map M23011
2. 19-056 Subdivision rev 02.09 Map
3. 2.178 map (poor Quality) received from DCA possibly indicating lot 5-CTMK 2nd 2 3 011 004TMK 2nd 2 3 011 004
4. 2.156 previous Phillips subdivision map
5. 2.3383 pre-dsa ck st-090221 - latest review comments received.
6. 22301103 RPA – residential appraisal card – description section showing ‘Lot -A and 5-C, Phillips Est. ...’
7. Lot 5-C, Phillips Estate Subdivision. Metes and bounds description for Lot 5-C.
8. 2021-04-DSA comments.
9. 2021-09-13 DSA Comments.

We will need to add a supplemental information sheet to the subdivision application addressing the cul-de-sac length, future roadway extension across the cul-de-sac, access to lots 5-B-6, and the open space area along the lot perimeter that is being required by the planning department.

Please call or email if you have any questions or need any additional information.

Mahalo,

Douglas

900 Eha Street, Suite # 201

Wailuku, HI 96793

Ph: (808) 242-1644

Fax: (808) 242-0838`d

email: edc@maui.net



LAND DESCRIPTION

LOT 5-C"

All that certain parcel of land being a portion of Royal Patent Grant 1447 to Kaiehu, Land Patent 4006 to Joe de Frietas Phillips and Deed of Minister of Interior W. H. Bailey dated November 10, 1877 as recorded in Liber 52 at Page 412, being also a portion of Lot 5 of the "Phillips Estate Subdivision" situated at Keahua, Makawao, Maui, Hawaii

Beginning at the Southeast corner of this parcel of land, being the Southwesterly corner of Lot 5-B of "Phillips Estate Subdivision", being also point on the Northerly boundary of Lot 5-A of "Phillips Estate Subdivision", the coordinates of said point of beginning referred to Triangulation Station "PIIHOLO" being 8018.21 feet South and 14,917.12 feet West and running by azimuths measured clockwise from true South thence:

1. 130°15'10" 21.30 feet along the Northerly boundary of Lot 5-A of "Phillips Estate Subdivision" to a point, thence;
2. 200°09'30" 277.01 feet along the Easterly side of Loha Place to a point, thence;
3. 185°27' 103.57 feet along same, thence;
4. 209°53' 134.82 feet along same, thence;
5. 310°20' 20.34 feet along Lots 6-C-2-C and 6-C-2-B of "Phillips Estate Subdivision" (LUCA File No. 2.1526 to a point, thence;
6. 29°53' 126.80 feet along the Westerly boundary of Lot 5-B of "Phillips Estate Subdivision" to a point, thence;
7. 5°27' 101.82 feet along same, thence;
8. 200°09'30" 286.91 feet along same, to the point of beginning and containing an area of 0.24 Acres, more or less.

This description was prepared by me or under my direct supervision.

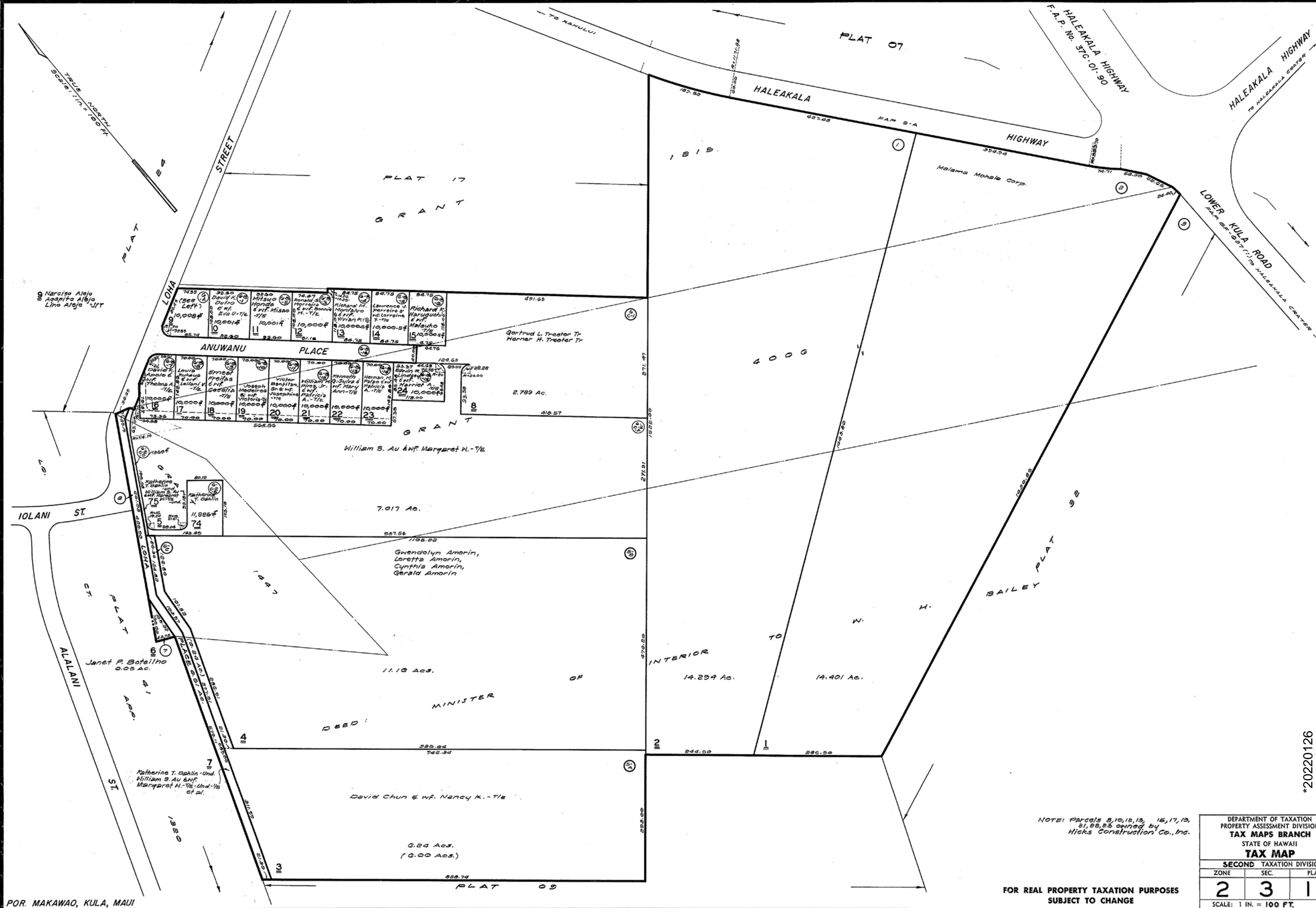


Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
Expiration Date: 30 April 2022



FEB 18 1969
APR 28 1969
MAY 20 1970
NOV 1 1970
DEC 3 1970
JAN 1 1971
MAR 5 1971
MAY 6 1971
FEB 24 1976

DWG. NO. 1896 REVISED
SOURCE: TAXATION MAPS BRANCH
BY: DATE: AUGUST 20, 1964
DATE: JUNE 1, 1965



NOTE: Parcels 8, 10, 12, 13, 15, 17, 19, 21, 22, 23 owned by Hicks Construction Co., Inc.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION PROPERTY ASSESSMENT DIVISION TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
SECOND TAXATION DIVISION		
ZONE	SEC.	PLAT
2	3	11
SCALE: 1 IN. = 100 FT.		

*20220126

angelique@edcmaui.com

From: dave@tonytlaw.com
Sent: Thursday, May 12, 2022 8:36 AM
To: 'baldev singh'; edc@maui.net
Cc: angelique@edcmaui.com
Subject: FW: Phillips Estate Subdivision

Good morning,

I was finally able to speak with Aric McIntire, advising that the Easements looked good.

Please see the e-mail he follow-ed up with confirming DSA's position and providing a separate comment.

Dave

David M. Jorgensen, Esq.
Takitani Agaran Jorgensen & Wildman, LLLP
24 North Church Street, Suite 409
Wailuku, Maui, Hawaii 96793

(808) 242-4049, Ext. 208 (B)
(808) 244-4021 (F)
dave@tonytlaw.com (e-mail)

CONFIDENTIAL COMMUNICATION. This email is intended only for the use of the designated recipient named above. This email may be an attorney-client communication and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader is not the intended recipient or an agent responsible for delivering the email to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error, please notify us immediately by telephone (808) 242-4049 and return the original message to us or by emailing us at dave@tonytlaw.com. Thank you.

From: Aric McIntire <Aric.Mcintire@co.maui.hi.us>
Sent: Thursday, May 12, 2022 7:46 AM
To: dave@tonytlaw.com
Subject: Re: Phillips Estate Subdivision

The non-exclusive access and utility easements documents are satisfactory to handle the access and right-of-way issues for this project. These will need to be signed, notarized, and recorded.

These documents will satisfy:

" Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet. "

My direct number is 808-270-7334

Aric McIntire

>>> <dave@tonytlaw.com> 3/28/2022 10:53 AM >>>
Aloha Aric,

I apologize for the delay in getting back to you with the proposed Easements for Mr. and Mrs. Singh and the Phillips Subdivision . . . it needed more “clarifying” than we initially thought!

Anyway, I’m sending you this e-mail so you can (hopefully) look at the draft Easements and give us your thoughts before we have them executed by all parties and recorded. I’m including the following:

1. Non-Exclusive Access and Utility Easement from Chun to Singh over and across Lot 5-C;
2. Non-Exclusive Access and Utility Easement from Loha Properties and Kathleen A. Rose, Trustee to Singh over and across Lot 6-C-2-C, aka TMK No. (2) 2-3-011-075 (“Parcel 75”);
3. Limited Warranty Deed dated January 24, 1990, recorded as Doc No. 90-013807 from Hawaiian Trust Company Limited, Personal Representative of the Estate of Katherine T. Dahlin, to Tommy T. Mine and Kathleen Rose Mine; and
4. Limited Warranty Deed dated June 22, 2012, recorded as Doc No. A-46100335 from Tommy T. Mine and Kathleen Rose Mine, Trustees of the Rose and Mine Living Trust, to Kathleen A. Rose, Trustee under the Kathleen A. Rose Living Trust,. Dated June 22, 2012.

The info we had from the County had Katherine Dahlin as an owner of Parcel 75. However, no one knew she was involved or how to get in touch with her. It turns out, she had passed away and her interest in TMK No. (2) 2-3-011-074, along with an undivided interest in Parcel 75, was conveyed to Mine and Rose and then ended up in just the name of Kathleen A. Rose, Trustee. Please note that there was a Deed between the two Deeds I’m attaching that was from Mr. Mine and Ms. Rose to them as Trustees together. I haven’t gotten a copy of that Deed because it’s obvious from the 2012 Deed (in the middle of page 8) that it had been recorded but, if you need it, let us know.

Anyway, I’m sorry for the long explanation but I think we’ve been able to connect all the dots and would really love to be able to move forward and wrap this part of this project up! After you review the attached, we’re hoping you can confirm that, with the completion of these easements you will approve my clients’ readiness for submission of the Application for Preliminary Subdivision.

Please give me a call with any questions or comments. And we all thank you very much!

Dave

David M. Jorgensen, Esq.
Takitani Agaran Jorgensen & Wildman, LLLP
24 North Church Street, Suite 409
Wailuku, Maui, Hawaii 96793

(808) 242-4049, Ext. 208 (B)
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From: Aric McIntire <Aric.Mcintire@co.maui.hi.us>
Sent: Friday, June 3, 2022 4:27 PM
To: brandon@cdfengineers.com
Cc: jake@cdfengineers.com; Justin Leisy; edc@maui.net
Subject: Re: Lot 5-B Phillips Estate Subdivision (TMK (2) 2-3-011:004) - 2.3383 - SUBD20190015
Attachments: Singh Notarized Easement.pdf; Singh - Chun and Loha Prop Easements.pdf

Flag Status: Flagged

That document most likely will not pass BOC review. The notary is for an 8 page document and this document is for 26 pages.

What happened to the other document that is between parcels 003 & 004?

The two documents together only satisfies this part of the denial letter:

"" Submit documentation that the property will be in compliance with Section 18.16.060(C) MCC, wherein it states "A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet. " "

SUBD20190015 = 2.3383 - I have added you as a contact, and you should be able to submit to MAPPS. DSA will need the recorded copies of these documents with your submittal.

Aric McIntire
County of Maui
808-270-7334

>>> Brandon Murr <brandon@cdfengineers.com> 5/20/2022 9:06 AM >>>

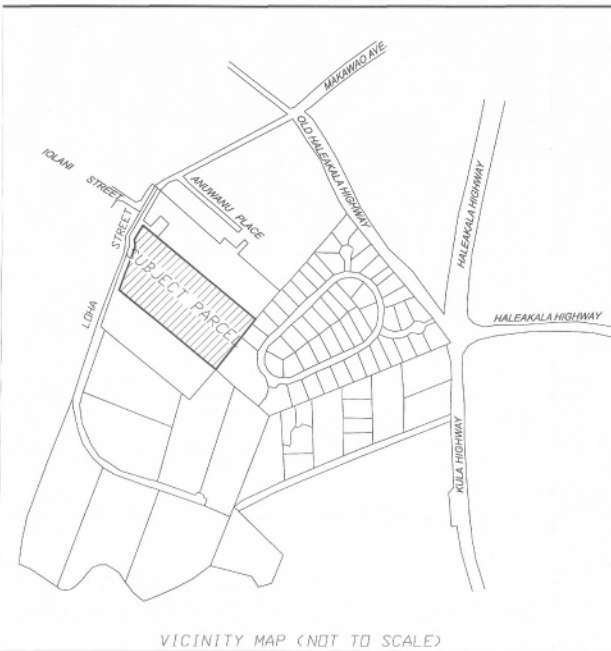
Aric,

Please see attached proposed roadway easement regarding the subject subdivision project. Let me know if this resolves the subdivision access issue. If so, we will go ahead and get this easement recorded with the BOC.

Additionally, I have not received any notifications for this subdivision being entered into the new MAPPS program, but if it has been and you would prefer that we submit the paperwork that way just let me know!

Thank you

Sent from Mail for Windows



- NOTES:**
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PIHOLE".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
 5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
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 11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.

Lots 5-B-11, 5-B-12, and 5-B-13 are ~~open space~~ restricted use lots for the purposes of ... in favor of ...

Lots 5-B-10, 5-B-14, and 5-B-15 are roadway lots in favor of ... owned by ...

OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96788

- NOTES:**
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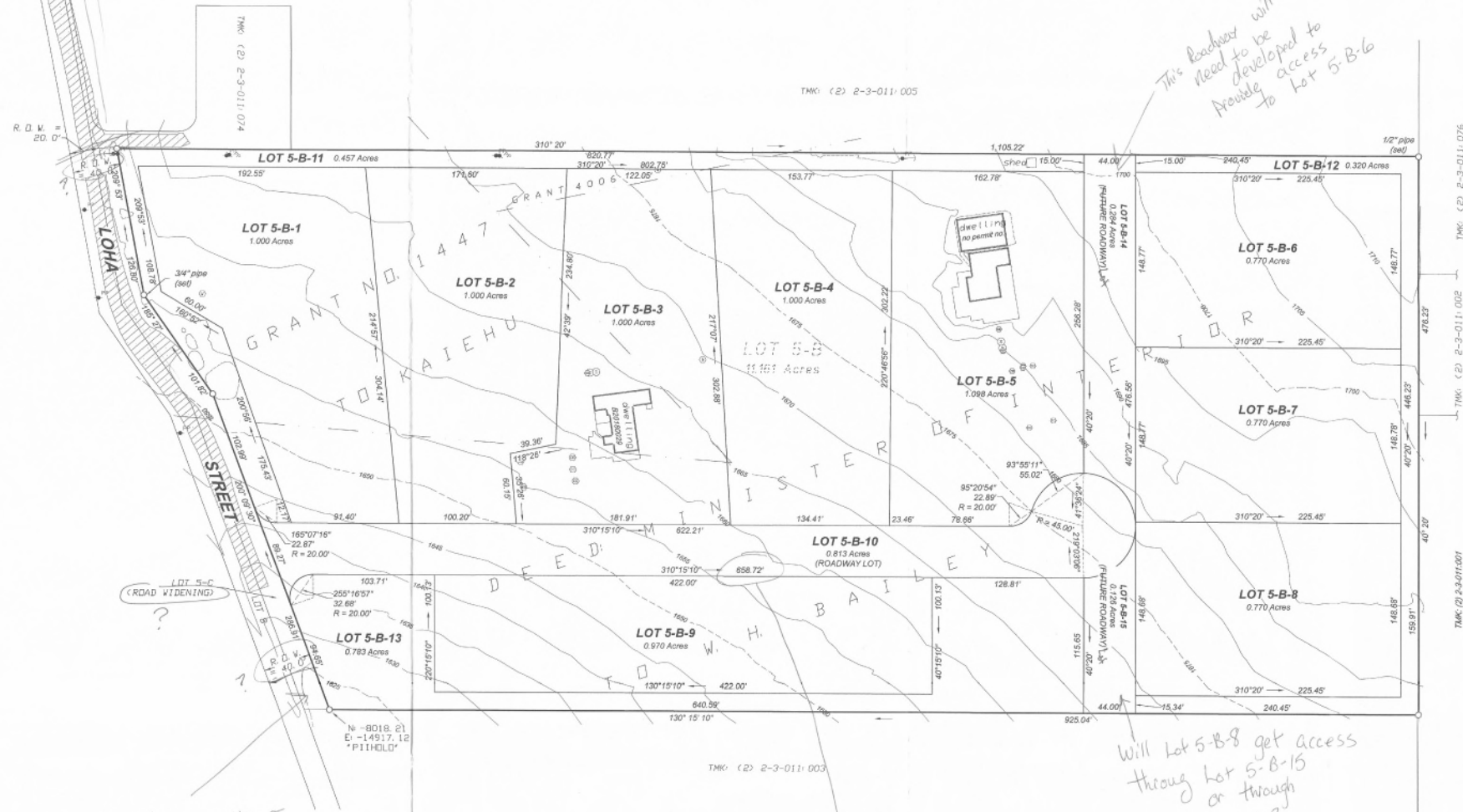
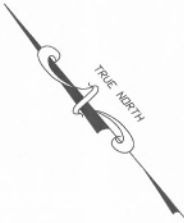
TMK: (2) 2-3-011:004

This Section Needs to be 24' ROW
Either Variance or
Become part owner
of Lot 6-C-2-C
TMK: (2) 2-3-011:045
See subdivision 2.1526

LEGEND

- ⊙ WATER SPIGOT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEAN OUT
- ⊙ POWER POLE
- ▨ ASPHALT
- ▤ CONCRETE

0' 50' 100'
SCALE: 1" = 50'



Doc # 2000-164205
for access is
between people not
parcels, this access
might not be carried
over to all
new lots. Might
need a new
agreement. Provide
this document
when you re-apply.
Also becoming part
owner of Lot 5-C
would satisfy the
24' ROW.

PRELIMINARY PHILLIPS ESTATES SUBDIVISION

Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 5-B-1 thru 5-B-15, Roadway Lot and Open Spaces 5-B-11 thru 5-B-15, being a portion of Royal Patent 1447 to Kaiehu, Land Patent 4006 to Joe De Freitas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 11, 2021



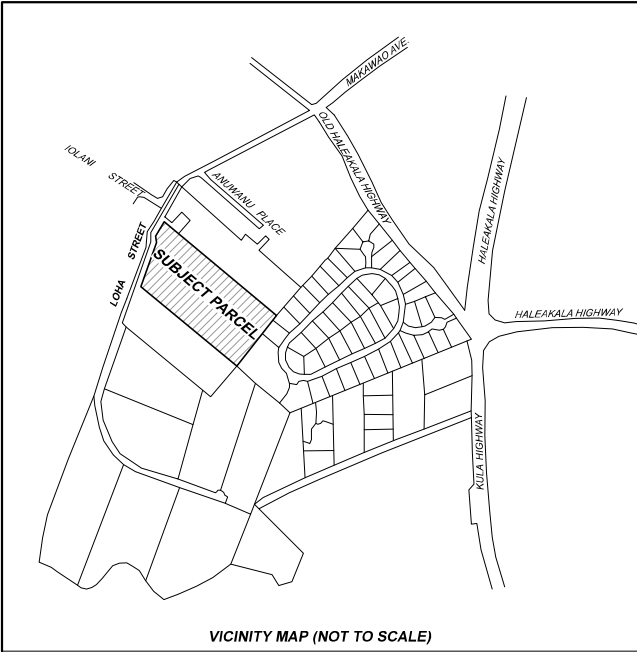
This map was prepared by me or under my direct supervision.
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

Cannot be over 550' unless you seek a variance from the director of DSA. The Variance must be for top reasons.

Roadways will need to be developed to urban standards unless the unilateral agreement states otherwise. See zoning form. Page 2 is missing from the zoning form.

DSA Check Set 9/2/21

*20220715

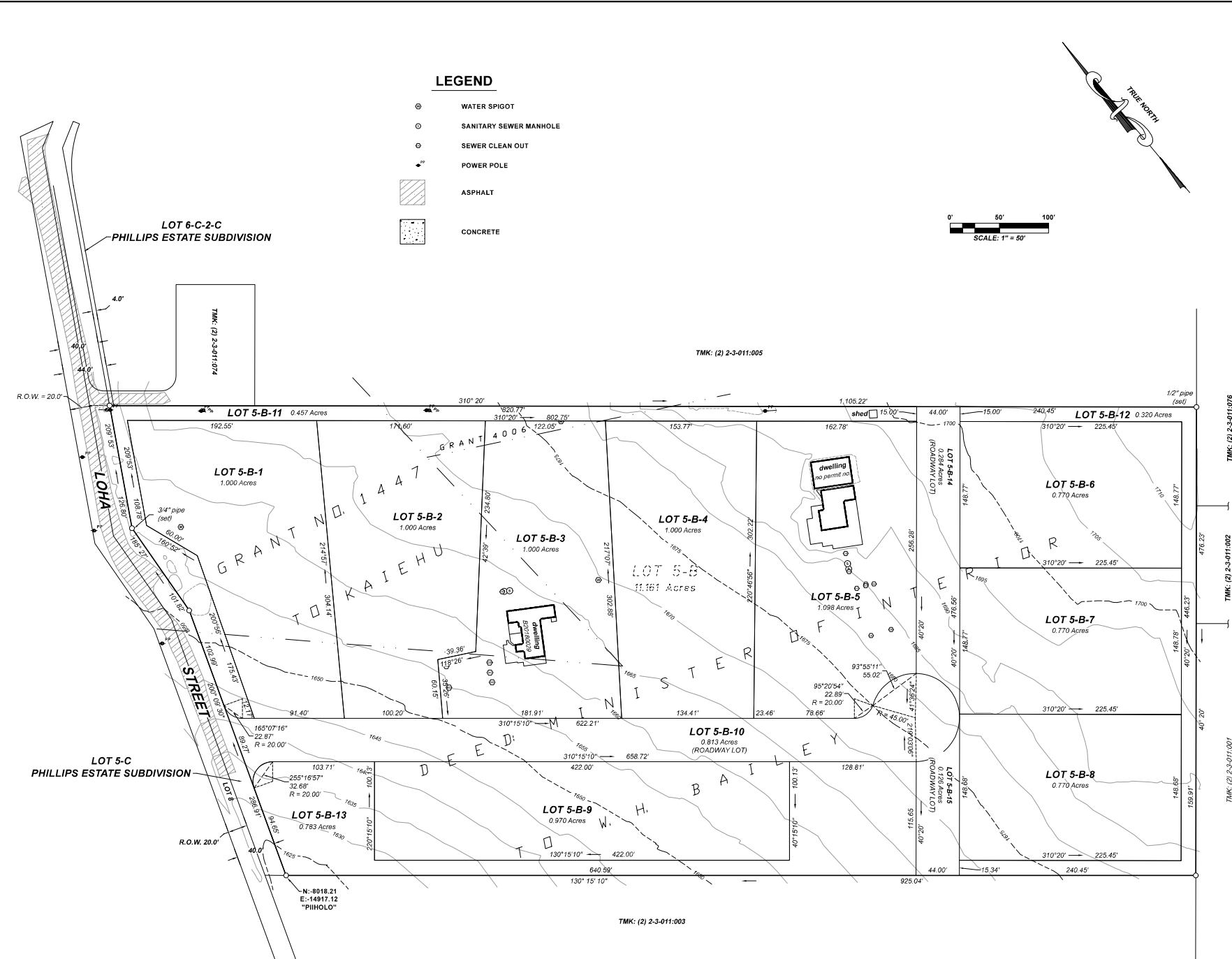


VICINITY MAP (NOT TO SCALE)

- NOTES:**
1. All points and coordinates shown hereon refer to Government Survey Triangulation Station "PIHIOLO".
 2. Total developable lots = 9.
 3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
 4. Private sewer treatment will service Lots 5-B-1 thru 5-B-9.
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SINGH, KIMI MARIE
P.O. Box 880505
Pukalani HI 96788

- NOTES:**
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4006 to Joe De Frietas Phillips and Deed of Minister of Interior W. H. Bailey,
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Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: October 08, 2021



This map was prepared by me or under my direct supervision.

Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

angelique@edcmaui.com

From: Justin Leisy <justin@cdfengineers.com>
Sent: Friday, July 15, 2022 10:23 AM
To: Doug Gomes
Cc: Bo Kim; Brandon Murr
Subject: Re: Lot 5-B Phillips Subdivision (Baldev Singh) 19-056
Attachments: 2.3383 prel plat_dsa ck st_090221.pdf; 19-056 SUBDIVISION REV 02.09 MAP 10.08.21.pdf

Flag Status: Flagged

Doug,

Sorry I missed your call.

Here are the last redlines I received. Im also attaching the latest version of the map. If there are more issues please redline this map and ill be happy to revise.

Thanks,

Justin Leisy, LSIT
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Jul 12, 2022, at 6:10 PM, Brandon Murr <brandon@cdfengineers.com> wrote:

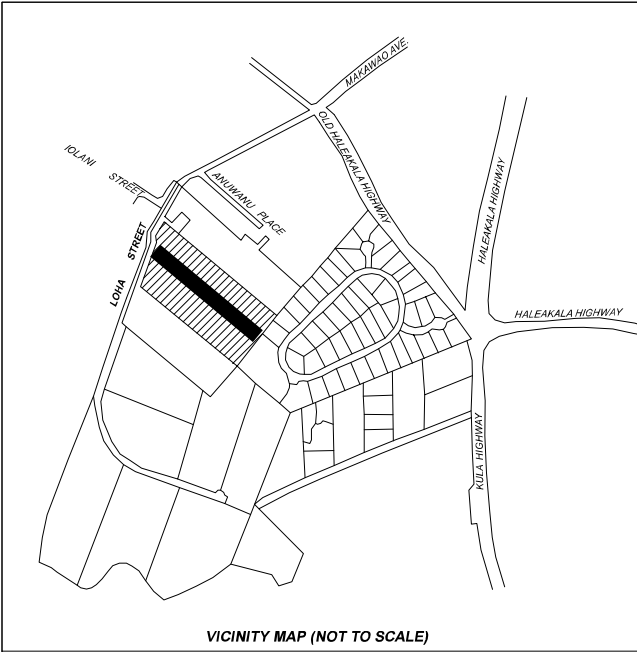
JD,

On your end, does it look like the most recent redlines from Aric at the County have been addressed for this subdivision? He is saying that we still have some “open space” issues to address on our plans but I thought we handled all of that.

I am going to reach out to Aric and see what date his most recent comments are to make sure we are looking at the same thing. In the mean time, are you available for a Zoom call with Doug (cc'd) here next week? He would like to go over the plans and redlines from Aric to make sure everything flies through this time.

Thank you

Sent from [Mail](#) for Windows



VICINITY MAP (NOT TO SCALE)

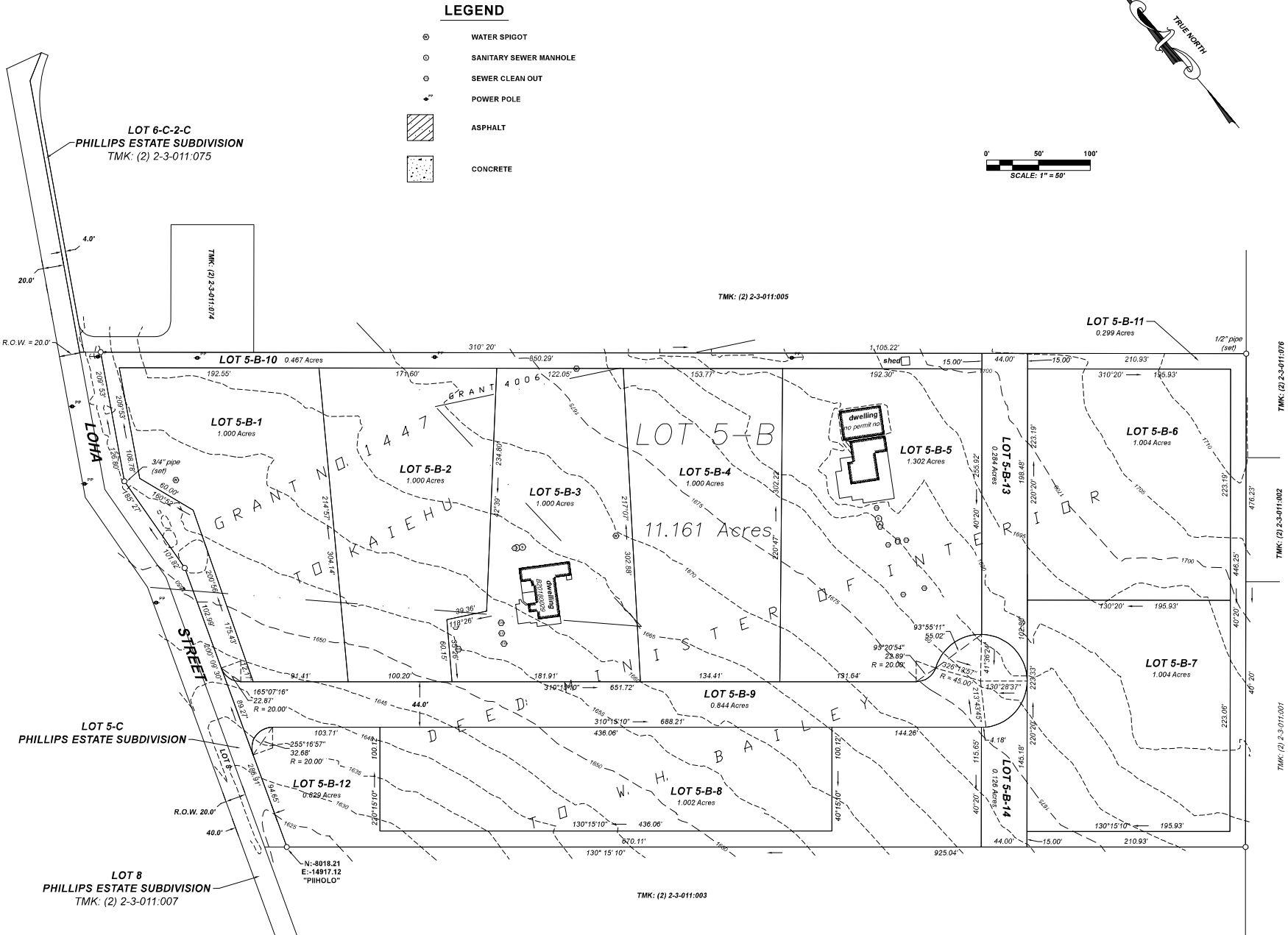
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 11. Lots 5-B-10, 5-B-11, & 5-B-12 are restricted use lots for the purpose of open space, drainage reserve and pedestrian access. Lots to be maintained by perspective adjoining lots.
 12. Lots 5-B-9, 5-B-13, & 5-B-14 are roadway lots to be maintained by the HOA.
 13. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:075 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010557.
 14. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:003 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010558.
 15. Lot 8 Phillips Estate Subdivision:
(A) Power pole with guy wire easement, as shown on Surveyor Map prepared by Warren S. Umemori, Registered Professional Land Surveyor, with Warren S. Umemori Engineering, Inc., dated February 6, 1984, revised May 1, 1984.
(B) Grant to GTE Hawaiian Telephone incorporated dated July 30, 1981, recorded in said Bureau of Conveyances in Liber 16089, Page 346.
(C) Grant to GTE Hawaiian Telephone incorporated dated October 21, 1982, recorded in said Bureau of Conveyances in Liber 16786, Page 352.

OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96798



Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
Office: (808) 861-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.cdfengineers.com

TMK: (2) 2-3-011:004



PRELIMINARY
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Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 11, 2021
Revised Date: September 27, 2022

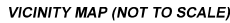


This map was prepared by me or under my
direct supervision
DRAFT
Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2024

Subdivision File No:

30" X 36"

*20221103









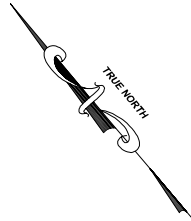
- OWNERS:**
SINGH, BALDEV
SINGH, KIMI MARIE
P.O. Box 880505
Pukalani HI 96788

-

Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
Office: (808) 891-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.cdfengineers.com



- | | |
|---|------------------------|
|  | WATER SPIGOT |
|  | SANITARY SEWER MANHOLE |
|  | SEWER CLEAN OUT |
|  | POWER POLE |
|  | ASPHALT |
|  | CONCRETE |



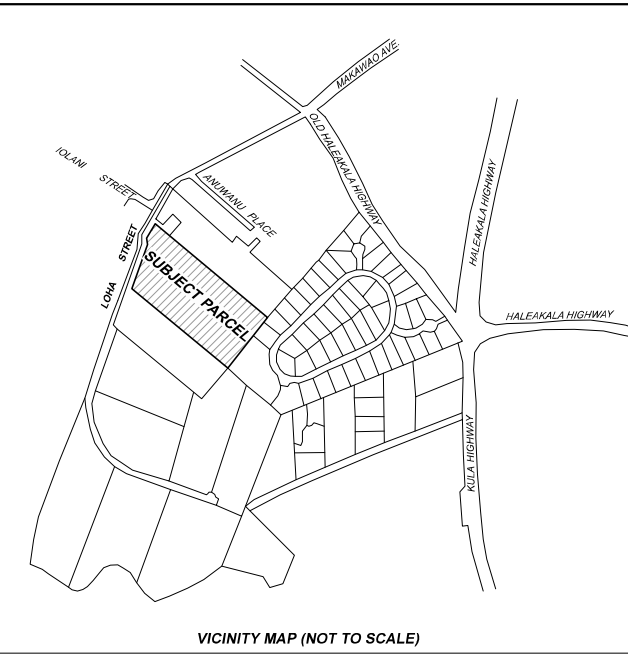
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 5-B-1 thru 5-B-9 & 5-B-13, Roadway Lots 5-B-10, 5-B-14 & 5-B-15 and Open Spaces Lots 5-B-11 & 5-B-12, being a portion of Royal Patent 1447 to Kahehu, Land Patent 4006 to Joe De Frietas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situatd at Kēhaha, Makawao, Maui, Hawaii
T.M.K.: (2) 2-3-011-004

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: October 08, 2021
Revised Date: August 24, 2022

This map was prepared by me or under my direct supervision *[Signature]*

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12976
License Expiration Date: 30 April 2024





VICINITY MAP (NOT TO SCALE)

NOTES:

1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "PIHILO".
2. Total developable lots = 8.
3. Lots 5-B-1 thru 5-B-9 shall be serviced by public water.
4. Private sewer treatment will service Lots 5-B-1 thru 5-B-8.
5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
6. Owners are per the County of Maui, Real Property Assessment Division Updated December, 2018.
7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0165.
8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
9. All elevations are assumed. Contours generated from actual field survey. Interval = 5'.
10. Creating Easement "A", for access and utility purposes, affecting Lot 5-B-13, in favor of Lots 5-B-6 & 5-B-7.
11. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.
12. Lots 5-B-10, 5-B-11, & 5-B-12 are restricted use lot for the purpose of open space and drainage reserve in favor of the County of Maui.
13. Lots 5-B-9, 5-B-13, & 5-B-14 are roadway lots in favor of County of the Maui.

OWNERS:

SINGH, BALDEV
SINGH, KIM MAHIE
P.O. Box 880505
Pukalani HI 96798

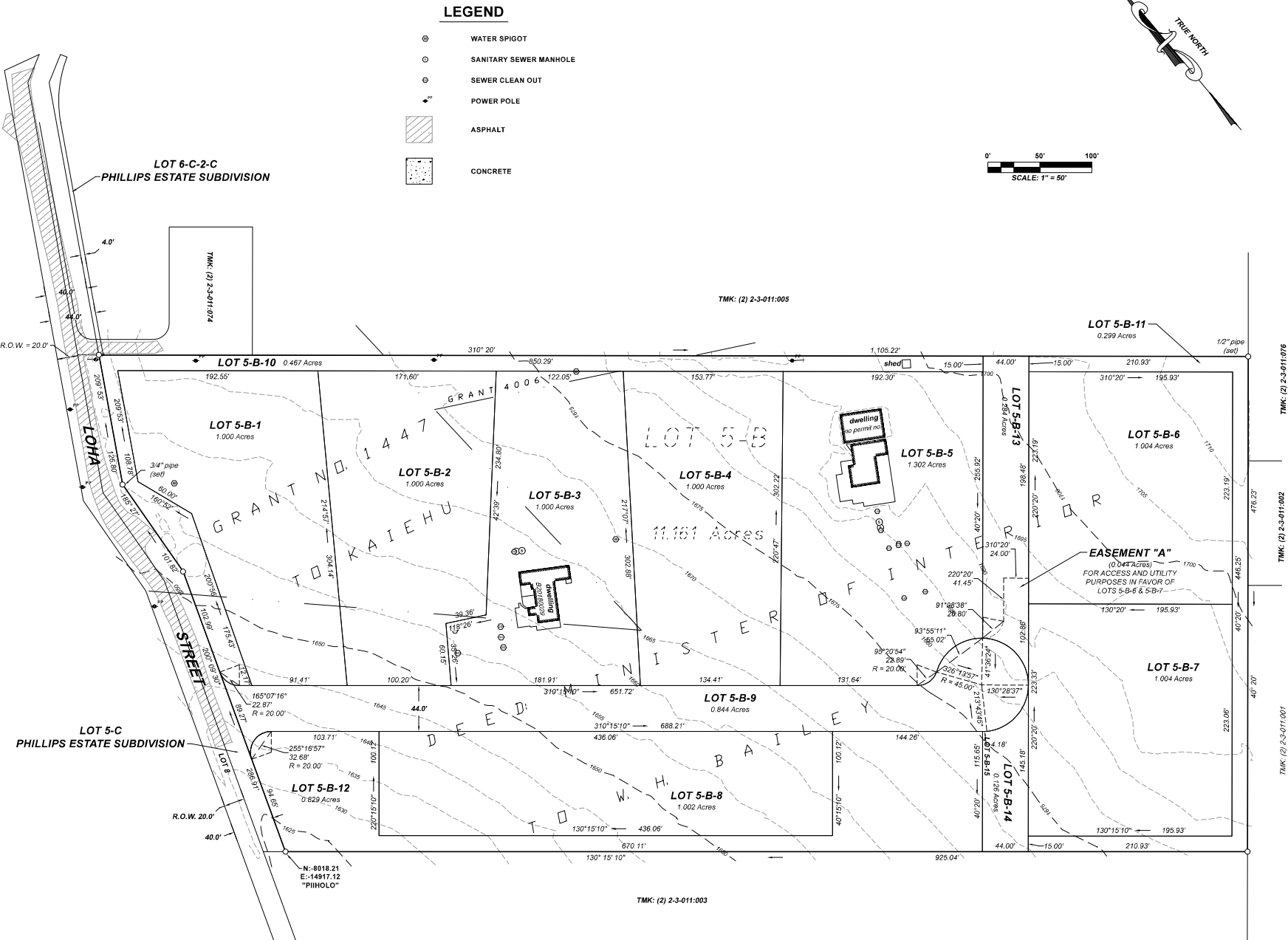
NOTES:

1. This map is based on an actual field survey performed on May 21 & June 5, 2019.
2. 1/2" pipes were found at all boundary corners unless noted otherwise.



Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
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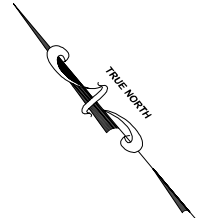
TMK: (2) 2-3-011-004



LEGEND

- WATER SPIGOT
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- POWER POLE
- ASPHALT
- CONCRETE

0' 50' 100'
SCALE: 1" = 50'



PRELIMINARY
PHILLIPS ESTATES SUBDIVISION
Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into
Lots 5-B-1 thru 5-B-13, Roadway Lot and Open Spaces 5-B-11 thru 5-B-15, being a portion of
Royal Patent 1447 to Kaiehu, Land Patent #008 to Joe De Freitas Phillips and Deed of Minister of
Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412
Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: October 08, 2021
Revised Date: August 24, 2022
Revised Date: September 27, 2022

This map was prepared by me or under my
direct supervision.

Leslie K.T. Lau

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LST2978
License Expiration Date: 30 April 2024

Subdivision File No:

*20220927

30" X 36"

APPLICATION CHECKLIST

- **Owner Authorization Document**
- **Signed Checklist for Preliminary Plats**
- **Preliminary Plat** stamped by a Hawaii licensed land surveyor.
- **Current Title Report.**
- **Approved Land Use Designation.** For more information, please contact the Department of Planning at (808) 270-7253.
- **Filing Fee** - For 5 lots or less is \$250 plus \$50 per developable lot OR for 6 lots or more is \$400 plus \$100 per developable lot. Applicant will be invoiced once all documents are reviewed and accepted.

CHECKLIST FOR PRELIMINARY PLATS

CODE	DESCRIPTION	REQUIREMENTS	SUBMITTED	NONE/NOT APPLICABLE
18.08.050	General Information	<ul style="list-style-type: none"> ○ Name of Subdivision ○ Date, North Point & Scale of Drawing ○ Tax Map Key Numbers ○ Name & Address of Owner(s)/Engineer or Surveyor ○ Layout of Lot, Including Area & Measurements ○ Acreage of Subdivision/No. of Lots 	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>	<div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div>
18.08.060	Existing Conditions	<ul style="list-style-type: none"> ○ Location & Names of Existing Roads, Including All Easement and R/W Information ○ Width of Existing Roads/Access Easements Shown on Plat ○ Contours Every 2'; 5' if Slope greater than 10% ○ Existing Use of Property Including Building, Wells, Cisterns, Private Sewage Disposal System, Utility System, Cesspools, etc. ○ Location of 100 Year Flood Inundation Limits/Gulches ○ Location of Flood Zones (if other than Flood Zone C) 	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>_____</div> <div>✓</div>	<div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>✓</div> <div>_____</div>
18.08.070	Proposed Plan	<ul style="list-style-type: none"> ○ Street Location, Proposed Names, Radii of Curves Width of all Proposed Roads/Access Easements Shown on Plat ○ Existing & Proposed Easements, Showing Width & Purpose ○ Lots, Showing Approximate Dimensions, Minimum Lot Size & Lot Numbers ○ Sites (if any), Allocated for Purpose Other Than Single Family Dwellings ○ 100 Year Flooded Width of Any Existing or Proposed Waterway 	<div>✓</div> <div>✓</div> <div>✓</div> <div>_____</div> <div>_____</div>	<div>_____</div> <div>_____</div> <div>_____</div> <div>✓</div> <div>✓</div>
18.08.080	Explanatory Information	<ul style="list-style-type: none"> ○ Vicinity Map (Small Scale) ○ Location of Existing Sewer, WL, Culverts, Drainpipe, Electric & Communication Lines 	<div>✓</div> <div>✓</div>	<div>_____</div> <div>_____</div>

Statement of Accuracy: I confirm that the preliminary plat has been prepared in conformance with Chapter 18.08 (Preliminary Plat), that the above information is true and correct to the best of my knowledge and that I have signed and stamped the preliminary plat.

Surveyor's Signature:

Date: 27 SEPT 2022

eff (4/2022)

*20220927

angelique@edcmaui.com

From: Bo Kim <bo@actionsurveyhawaii.com>
Sent: Tuesday, September 27, 2022 2:58 PM
To: baldev singh
Cc: Justin Leisy; edc@maui.net; Brandon Murr; kieven@edcmaui.com; DJ Gomes; Angelique Rogat
Subject: Re: Phillips Estates subdivision.
Attachments: 19-056 SUBDIVISION REV 09.19 MAP 09.27.22.pdf; 19-056 SUBDVN CHKLST 27SEPT22.pdf

Aloha,

I have the attached the revised preliminary plat and checklist.
The checklist is something that was requested with the latest subdivisions, so I had Les provide that as well.

Doug – please review to make sure everything checks out.

Baldev, I will have to do evaluate the invoices up to date, before I bill for the work completed from the last invoice in January 2022.

Mahalo,

Bo Kim

Action Survey, Operations Manager



OFFICE: 808-891-2400
270 Ho'okahi St, Suite 301
Wailuku, HI 96793
www.actionsurveyhawaii.com

This message is intended solely for the addressee(s) named above. Its contents may be PRIVILEGED, CONFIDENTIAL and PROTECTED from disclosure. If you are not the intended recipient, any unauthorized use, disclosure or copying of this message or its contents is prohibited. If you have received this message by mistake, please notify the sender immediately by reply e-mail or by collect telephone call and delete this e-mail.

From: baldev singh <baldevsingh@hotmail.com>
Date: Tuesday, September 27, 2022 at 9:50 AM
To: Bo Kim <bo@actionsurveyhawaii.com>
Cc: Justin Leisy <justin@cdfengineers.com>, edc@maui.net <edc@maui.net>, Brandon Murr <brandon@cdfengineers.com>, kieven@edcmaui.com <kieven@edcmaui.com>, DJ Gomes <dj@edcmaui.com>, Angelique Rogat <angelique@edcmaui.com>
Subject: Re: Phillips Estates subdivision.

Aloha Bo:

We have not yet received the stamped docs from Les Lau. Can you please expedite? Thanks

Baldev Singh, PhD, R(B)

Broker

Coldwell Banker Island Properties (L)

808-280-5862

baldevsingh@hotmail.com

On Sep 23, 2022, at 4:59 PM, Bo Kim <bo@actionsurveyhawaii.com> wrote:

Hey Baldev,

I apologize for missing your call earlier. I've been on the phone nonstop.

Les has this on the schedule on Monday to review first thing! I will try to send you the stamped map as soon as I can.

Have a great weekend!

Bo Kim

Action Survey, Operations Manager



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270 Ho'okahi St, Suite 301
Wailuku, HI 96793
www.actionsurveyhawaii.com

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From: Justin Leisy <justin@cdfengineers.com>

Date: Monday, September 19, 2022 at 11:55 AM

To: baldev singh <baldevsingh@hotmail.com>

Cc: edc@maui.net <edc@maui.net>, Brandon Murr <brandon@cdfengineers.com>, kieven@edcmaui.com <kieven@edcmaui.com>, DJ Gomes <dj@edcmaui.com>, Angelique Rogat <angelique@edcmaui.com>, Bo Kim <bo@actionsurveyhawaii.com>

Subject: Re: Phillips Estates subdivision.

Baldev/Doug,

Please see attached rough draft. Please review and let me know if it all looks good. If it is correct we will get it on Leslie's schedule to review.

Thanks,

Justin Leisy, LSIT
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793
Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

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On Sep 12, 2022, at 7:39 PM, baldev singh <baldevsingh@hotmail.com> wrote:

Aloha Justin:

Please, please speed this up. It's taken too long and I'm running out of time with the Water Dept deadline. Every day, literally counts. Thanks

Baldev Singh, PhD, R(B)
Broker
Coldwell Banker Island Properties (L)
808-280-5862
baldevsingh@hotmail.com

On Sep 12, 2022, at 2:33 PM, Justin Leisy <justin@cdfengineers.com> wrote:

Doug,

Brandon is on vacation and im in the field all week covering vacation. Bo will get this on the schedule and we will try to get to it late next week,

Thanks,

Justin Leisy, LSIT
Action Survey, LLC
P.O. Box 2985
Wailuku Hi, 96793

Ph:(808)891-2400
Cell:(808)344-5240
Fax:(808)879-2402
justin@cdfengineers.com

This message is intended solely for the addressee(s) named above. Its contents may be PRIVILEGED, CONFIDENTIAL and PROTECTED from disclosure. If you are not the intended recipient, any unauthorized use, disclosure or copying of this message or its contents is prohibited. If you have received this message by mistake, please notify the sender immediately by reply e-mail or by collect telephone call and delete this e-mail.

On Sep 12, 2022, at 2:05 PM, edc@maui.net wrote:

Brandon & Justin,
In the interest of expediting this project, I have made much of the changes to the roadway lots and proposed residential lot reduction (from lot 9 lots down to 8 lots) to help save time. I have also modified the title and notes referring to the appropriate lot and roadway re-numbering. We would appreciate you taking some time to review these changes and making any other changes you deem necessary and sending the revised map to Aric McIntire at DSA.
Please call or email if you have any questions or need any additional information.
Mahalo,
Douglas

From: edc@maui.net <edc@maui.net>
Sent: Tuesday, September 6, 2022 2:28 PM
To: 'Brandon Murr' <brandon@cdfengineers.com>;
'Justin Leisy' <justin@cdfengineers.com>
Cc: kieven@edcmaui.com; 'DJ Gomes' <dj@edcmaui.com>; angelique@edcmaui.com
Subject: Phillips Estates subdivision.

Brandon & Justin,
After discussions with Planning Department, Mr. Baldev has decided to reduced the number of residential lots from 9 lot down to 8 lots. This will result in all of the residential lots have an area of 1.000 acres or more. I have marked up the subdivision layout to reduce the lots on the east side from 3 lots to 2 lots each with 1.00 acres. the cul-de- sac would need to be extended and an access easement added for lot 6 & 7. Lot 9 now become lot 8 and area increased to 1.00 acres. Lot 5 Mr. Baldev's lot will increase in areas as

appropriate. (Lot no. above refers to original lot numbering)

Please revise the subdivision map as quickly as possible as we are lost a lot to time trying to resolve the various issues.

Please call or email if you have any questions or need any additional information.

Mahalo,
Douglas

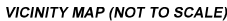
900 Eha Street, Suite # 201
Wailuku, HI 96793
Ph: (808) 242-1644
Fax: (808) 242-0838
email: edc@maui.net

<image001.png>



This email has been checked for viruses by Avast antivirus software.
www.avast.com

<8 LOT REVISED SUBDVN LAYOUT REV-1.dwg><8 LOT
REVISED SUBDVN LAYOUT REV-1 MAP (1).pdf>

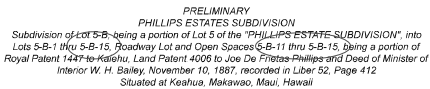


- | | |
|--|--|
| OWNERS:
SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96788 | easement?

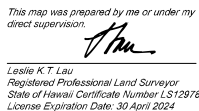
Hawaiian Telcom
Easements? |
| NOTES:
1. This map is based on an actual field survey performed on May 21 & June 5, 2019
2. 1/2" pipes were found at all boundary corners unless noted otherwise. | Duplicate Note. Same as Note #8

Combine notes into one note |

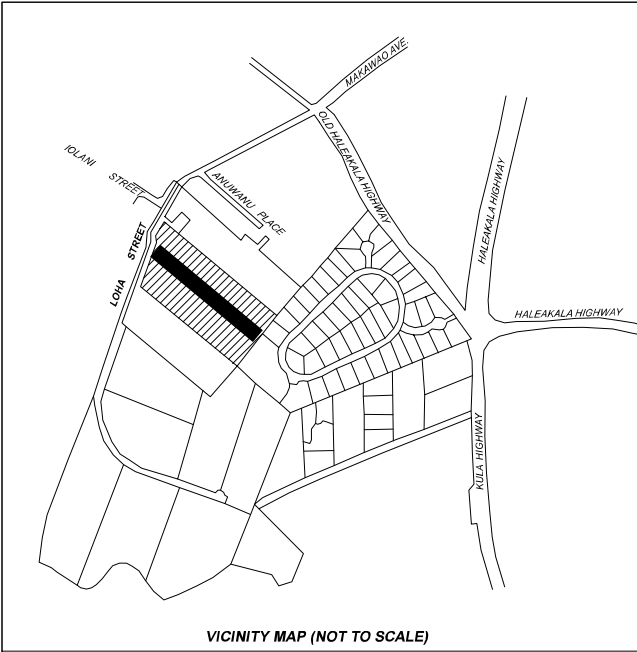
Action Survey LLC
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Website: www.odfengineers.com



Map Date: March 30, 2021
Revised Date: June 04, 2021
~~Revised Date: October 08, 2021~~ August 11, 2021
~~Revised Date: August 24, 2022~~
Revised Date: September 27, 2022



Subdivision File No:



VICINITY MAP (NOT TO SCALE)

NOTES:

1. All measurements and coordinates shown hereon refer to Government Survey Triangulation Station "PIHOLE".
2. Total developable lots = 8.
3. Lots 5-B-1 thru 5-B-8 shall be serviced by public water.
4. Private sewer treatment will service Lots 5-B-1 thru 5-B-8.
5. The following designations apply to the parcel being divided:
State Land Use - Agricultural
Community Plan - SF (Single Family Residential)
County Zoning - R-3 Residential
Flood Zone - X
6. Owners are per the County of Maui, Real Property Assessment Division.
Updated December, 2016.
7. The County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, access, reclaimed water, or aviation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County has accepted its dedication by a majority of Council Members at a regular or special meeting of the Maui County Council or the County of Maui has signed its acceptance via a conveyance document recorded in the Bureau of Conveyances of the State of Hawaii in compliance with Maui County Code Section 3.44.0165.
8. This map is based on an actual field survey performed on May 21 & June 5, 2019.
9. All elevations are assumed. Contours generated from actual field survey.
Interval = 5'
10. Boundary corners marked with a 1/2 inch pipe, unless otherwise noted.
11. Lots 5-B-10, 5-B-11, & 5-B-12 are restricted use lots for the purpose of open space, drainage reserve and pedestrian access. Lots to be maintained by perspective adjoining lots.
12. Lots 5-B-9, 5-B-13, & 5-B-14 are roadway lots to be maintained by the HOA.
13. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:075 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010557.
14. Non-exclusive access and utility easement, affecting T.M.K. (2) 2-3-011:003 in favor of T.M.K. (2) 2-3-011:004 document no. A-82010558.
15. Lot 8 Phillips Estate Subdivision:
(A) Power pole with guy wire easement, as shown on Surveyor Map prepared by Warren S. Umemori, Registered Professional Land Surveyor, with Warren S. Umemori Engineering, Inc., dated February 6, 1984, revised May 1, 1984.
(B) Grant to GTE Hawaiian Telephone incorporated dated July 30, 1981, recorded in said Bureau of Conveyances in Liber 16089, Page 346.
(C) Grant to GTE Hawaiian Telephone incorporated dated October 21, 1982, recorded in said Bureau of Conveyances in Liber 16786, Page 352.

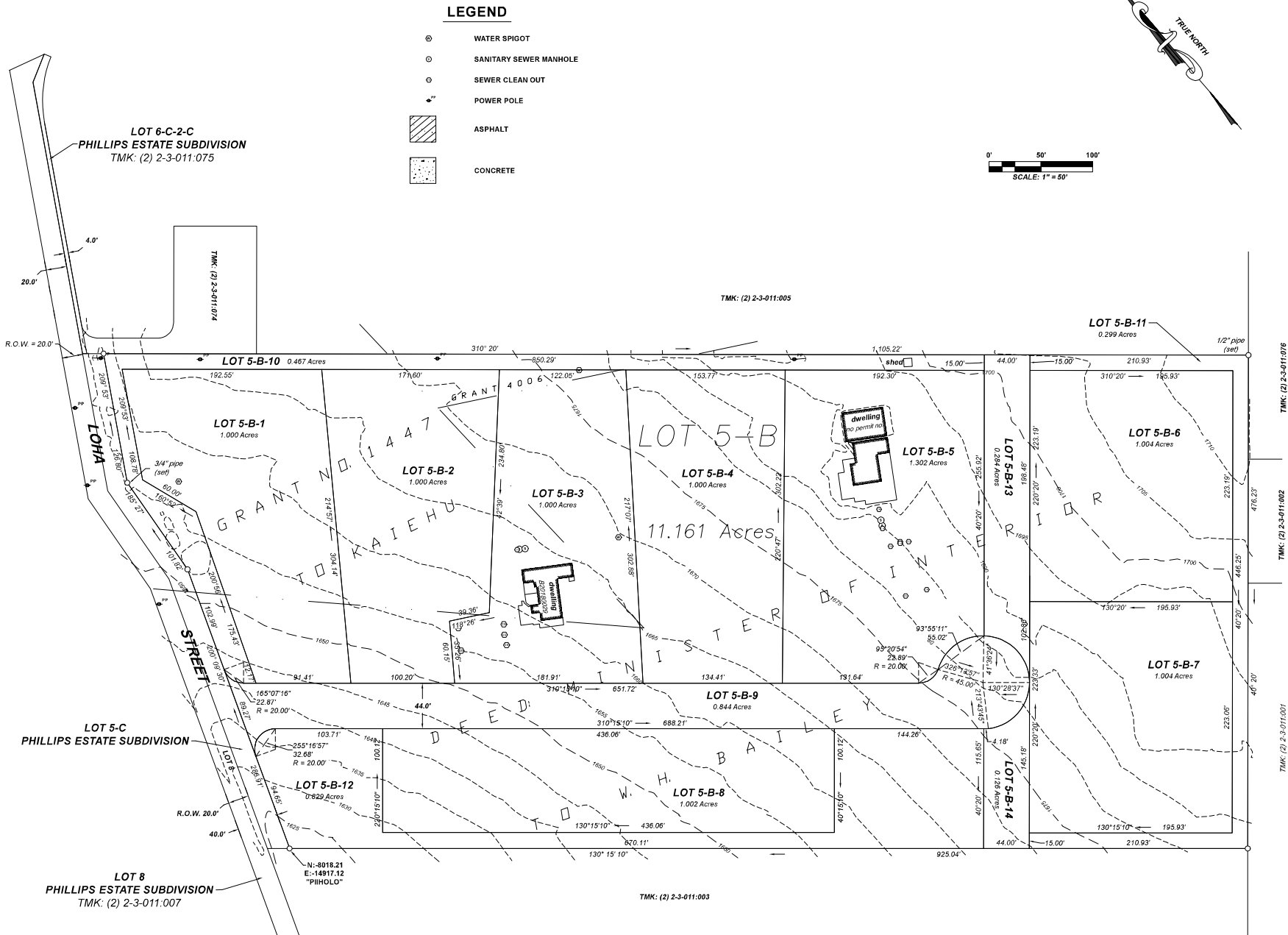
OWNERS:

SINGH, BALDEV
SINGH, KIM MARIE
P.O. Box 880505
Pukalani HI 96798



Action Survey LLC
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Office: (808) 861-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.cdfengineers.com

TMK: (2) 2-3-011:004



PRELIMINARY

PHILLIPS ESTATES SUBDIVISION

Subdivision of Lot 5-B, being a portion of Lot 5 of the "PHILLIPS ESTATE SUBDIVISION", into Lots 5-B-1 thru 5-B-8, Roadway Lots and Open Spaces 5-B-9 thru 5-B-14, being a portion of Royal Patent 1447 to Kalehu, Land Patent 4006 to John De Freitas Phillips and Deed of Minister of Interior W. H. Bailey, November 10, 1887, recorded in Liber 52, Page 412. Situated at Keahua, Makawao, Maui, Hawaii

Map Date: March 30, 2021
Revised Date: June 04, 2021
Revised Date: August 11, 2021
Revised Date: September 27, 2022



This map was prepared by me or under my direct supervision

DRAFT

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2024

Subdivision File No:

*20221103

30" X 36"

From: Paul Critchlow <Paul.Critchlow@co.maui.hi.us>
Sent: Friday, December 9, 2022 11:48 AM
To: edc@maui.net
Cc: angelique@edcmaui.com; 'DJ Gomes'; kieven@edcmaui.com
Subject: Re: PHILLIPS ESTATES SUBDIVISION (AHI AHI Subdivision) / Singh Subdivision 165 Loha Place, Pukalani, Maui TMK (2) 2-3-11: 004

Hi Douglas,

Sorry for the delay. I have reviewed this with both Director (Michele) and our new ZAED Division Administrator (Jordan) and have the following feedback.

1)
A District Boundary Amendment (DBA) will be required if you want any developable lots to be less than the state agriculture minimum of one acre, such as Lots 6, 7, 8, & 9.

2)
Sorry, instead of having the open space be around the perimeter, all of the open space area (20%) needs to be combined into a single area on the Loha Street side of the property to be used as a park (this is called for in the Maui Island Plan).

3)
Jordan found a way for the connector roadway (your Lots 14 & 15) to be 22 feet wide instead of the 44 feet, which should help some.

It does look to me like you should be able to do both the 20% openspace/park area and 8 one acre lots to avoid the DBA; or the 20% openspace/park area and 9 lots with a DBA. Please look into how you can make the above changes and you can call me if you want to discuss or meet in person.

Mahalo,
Paul
270-5795

>>> <edc@maui.net> 8/4/2022 8:38 AM >>>

Paul,
Attached is the latest copy of the preliminary subdivision plan for the above reference subdivision application. We had some difficulty resolving provide adequate roadway access to the proposed subdivision site. This was resolved with obtained roadway access easement from the two adjacent property owners and providing recorded easement document to DSA.
Would you please review the attached subdivision plan with respect to the requirements for the open space and roadway connection requirements and give me a call at your convenience to discuss the requirements regarding its use and any restriction that should be applied to these lots.
Please call or email if you have any questions or need any additional information.

Mahalo,
Douglas

900 Eha Street, Suite # 201
Wailuku, HI 96793
Ph: (808) 242-1644
Fax: (808) 242-0838
email: edc@maui.net

ENGINEERING DYNAMICS CORP.
CIVIL AND MECHANICAL ENGINEERING



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www.avast.com